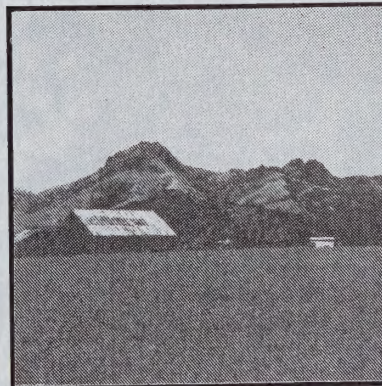
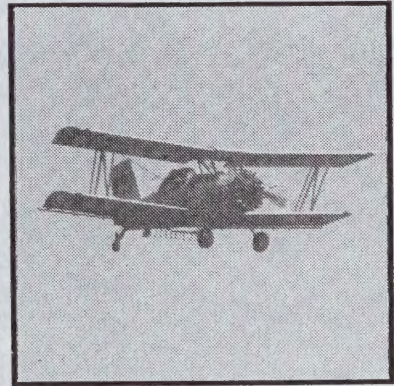


County of Sutter

General Plan 2015

POLICY DOCUMENT



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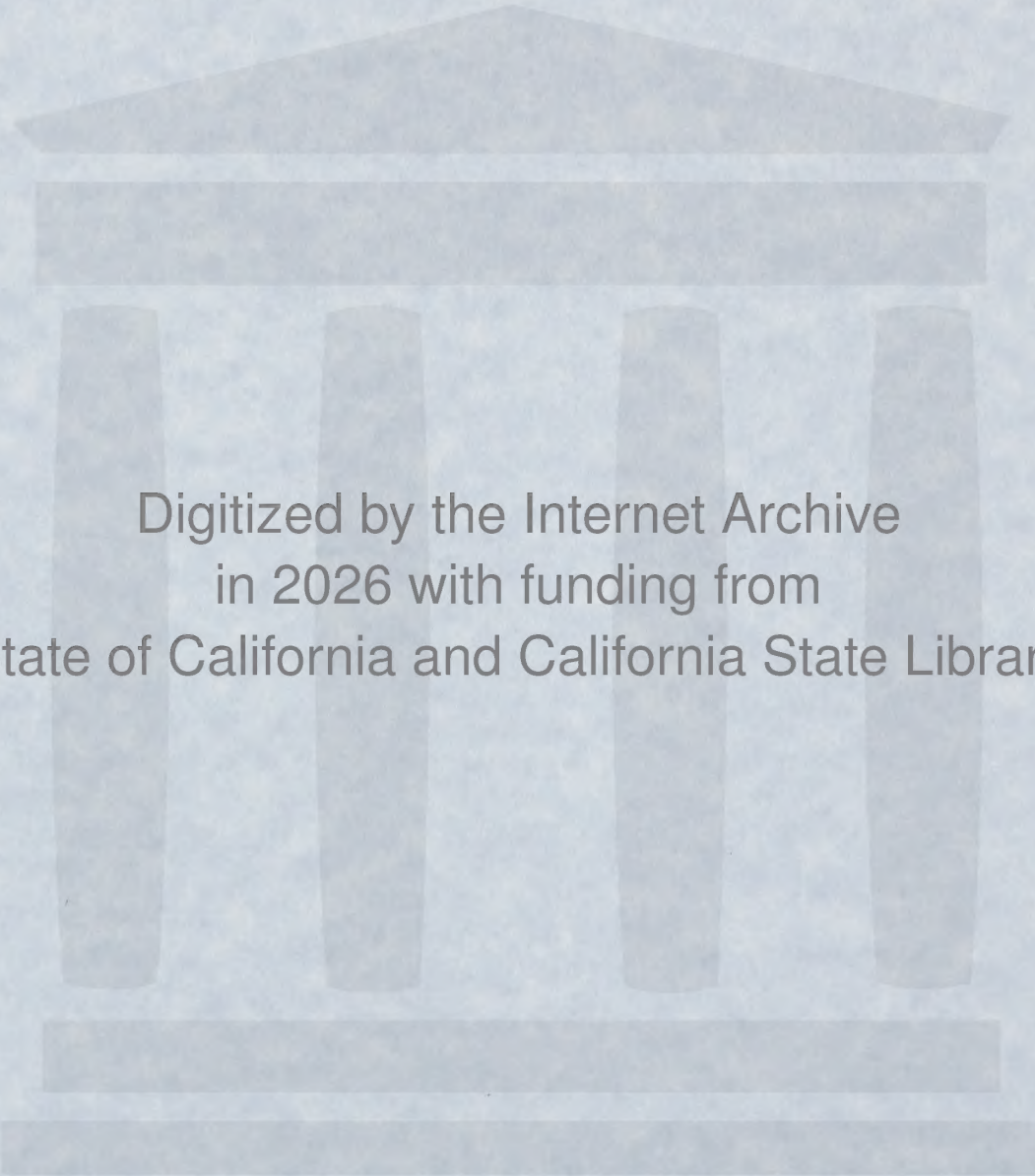
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COUNTY OF SUTTER

Community Services Department
1130 Civic Center Boulevard
Yuba City CA 95993



Adopted November 25, 1996



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GENERAL PLAN AMENDMENT #	SUTTER COUNTY RESOLUTION #	ADOPTION DATE	SUMMARY OF CHANGE(S)
GPA #98-03	Res. #98-82	10/13/98	Various technical clean up and consistency changes.
GPA #99-01	Res. #99-64	8/10/99	Ranchette Development
GPA #99-02	Res. #99-84	11/23/99	Ranchette Development
GPA # 99-03	Res. #00-22	3/7/00	Ranchette Development
GPA #99-04	Res. #00-43	5/9/00	Ranchette Development
GPA # 00-07	Res. #00-43	5/9/00	General Apartment -Planned Development
GPA # 00-08	Res. #01-005	2/13/01	Low Density Residential
GPA # 00-09	Res. #00-93	12/12/00	Revisions to Policy 6.A-4 and Housing Element 2.13
GPA # 00-10	Res. #00-93	12/12/00	Ranchette Development
GPA # 00-11	Res. #01-005	2/13/01	Ranchette Development
GPA # 01-01	Res. #01-084	11/6/01	Commercial
GPA # 01-03	Res. #01-084	11/6/01	Ranchette Development
GPA # 01-04	Res. #01-084	11/6/01	Ranchette Development
GPA # 01-06	Res. #02-006	1/8/02	Ranchette Development
GPA # 02-01	Res. #02-061	7/2/02	3 rd revision of the Housing Element (separate document)
GPA # 02-02	Res. #03-003	1/14/03	Ranchette Policy
GPA # 02-03	Res. #03-003	1/14/03	Ranchette Development
GPA # 02-04	Res. #03-003	1/14/03	Ranchette Development
GPA # 02-05	Res. # 03-019	4/1/03	Ranchette Development
GPA # 03-01	Res. # 03-053	8/26/03	Ranchette Development
GPA # 03-03	Res. # 03-053	8/26/03	Open Space for Habitat
GPA # 03-04	Res. # 03-053	8/26/03	Ranchette Development
GPA # 03-05	Res. # 03-053	8/26/03	Ranchette Development
GPA # 03-06	Res. # 03-070	11/25/03	Ranchette Development
GPA # 03-07	Res. # 03-070	11/25/03	AP/APR Designation created

1. Name of the person	2. Address	3. City	4. State
John Doe	123 Main St	New York	NY
Jane Smith	456 Elm St	Los Angeles	CA
Bob Johnson	789 Oak St	Chicago	IL
Alice Brown	101 Pine St	San Francisco	CA
Charlie White	202 Cedar St	Houston	TX
Diana Green	303 Birch St	Phoenix	AZ
Frank Black	404 Spruce St	Philadelphia	PA
Grace King	505 Willow St	San Diego	CA
Henry Lee	606 Ash St	Portland	OR
Ivy Clark	707 Hickory St	Seattle	WA
Jack Hall	808 Maple St	Denver	CO
Karen Young	909 Poplar St	San Jose	CA
Leo Adams	1010 Walnut St	San Antonio	TX
Mia Baker	1111 Chestnut St	San Jose	CA
Noah Miller	1212 Sycamore St	San Jose	CA
Olivia Wilson	1313 Magnolia St	San Jose	CA
Peter Davis	1414 Dogwood St	San Jose	CA
Quinn Evans	1515 Redwood St	San Jose	CA
Rachel Foster	1616 Cypress St	San Jose	CA
Samuel Green	1717 Juniper St	San Jose	CA
Tina Hall	1818 Fir St	San Jose	CA
Uma King	1919 Hemlock St	San Jose	CA
Victor Lee	2020 Spruce St	San Jose	CA
Wendy Clark	2121 Cedar St	San Jose	CA
Xavier White	2222 Pine St	San Jose	CA
Yara Black	2323 Oak St	San Jose	CA
Zoe Brown	2424 Elm St	San Jose	CA

Board of Supervisors

Cornelius "Casey" Kroon.....District 1, Chair
Dennis Nelson.....District 2
Larry Munger.....District 3
Joan Bechtel.....District 4
Dick Akin.....District 5

Planning Commission

Jan Schmidl.....District 1
Glenn Koball.....District 2
Kurt Kiesow.....District 3
Rosemary Nelson.....District 4, Chair
George Chumbley.....District 5
Michael Cartoscelli.....City of Yuba City
J.R. Griffin.....City of Live Oak

**SUTTER COUNTY GENERAL PLAN
POLICY DOCUMENT**

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SECTION 1

LAND USE

California state law requires that a land use element be included within a general plan [Government Code Section 65302 (a)]. This element designates the proposed general distribution, location and extent of all uses of land including land for housing, business, industry, open space (including agriculture, natural resources, recreation and enjoyment of scenic beauty), education, public buildings and grounds, solid and liquid disposal facilities, and other categories of public and private uses of land. The land use element must also include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

Corresponding technical information related to the goals, policies, implementation programs and findings within this section can be found in Chapter 2 of the Background Report. Land use designation categories, intensity standards and the general plan holding capacity are described below.

The General Plan Land Use Diagram, attached to the Policy Document, graphically depicts the general distribution, location and extent of the County's land use designations. Section 9 of the Policy Document addresses Sutter County's seven rural communities and any other area plans that have been adopted by the County.

Although not a required component of a land use element, this section also contains goals, policies, implementation programs and findings related to economic development. Associated technical data including employment trends/forecasts and fiscal considerations can be found in Chapter 3 of the Background Report.

LAND USE DIAGRAMS

The Land Use Diagrams for the County-wide General Plan depict general uses of land in the unincorporated areas of Sutter County. The arrangement of land uses is shown on the diagrams by means of various land use designations, each of which denotes specific types of land use, such as residential, commercial, industrial, and agricultural uses. The boundary lines between land use designations are generally shown at a parcel level. However, the scale on certain diagrams does not allow the delineation of individual property lines except where they may coincide with roads or section lines. In addition, the AG-20 and AG-80 land use designations depicted on the County-wide Land Use Diagram (Figure 9) are based on soil types and characteristics rather than parcel boundaries. The County's zoning maps will implement the General Plan Land Use designation by ordinance at a more detailed level. The Land Use Diagrams consist of 10 primary maps covering the entire unincorporated area of the County. More detailed area diagrams are included in Appendix B. The Land Use Diagrams function as official County policy in the allocation and distribution of different land uses in the unincorporated areas. The Land Use Diagrams show the locations of the cities in Sutter County, the areas covered by rural community plans and area plans. The land use

designations for areas within rural communities and area plans are depicted on separate land use diagrams for each of those areas. The reader is referred to the respective rural community plan or area plan diagrams for the official land use designations within these areas.

LAND USE DESIGNATIONS

The Land Use Diagrams utilize 13 land use designations to depict the types of land uses that will be allowed in the different geographic areas of the unincorporated County. The following sections describe each land use designation on the Land Use Diagrams in terms of typical uses and how the designation is applied. The reader is referred to the respective area plan for information concerning allowed uses.

Agriculture (AG) (20-acre minimum)

This designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated. Lands designated AG 20 typically have soils with characteristics that are particularly suited for orchard crops as defined or described in the USDA Soil Survey for Sutter County. Typical land uses allowed include: crop production, orchards, grazing, pasture and rangeland, resource extraction activities, facilities that directly support agricultural operations such as agricultural products processing, and necessary public utility and safety facilities.

Agriculture (AG) (80-acre minimum)

This designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated. Lands designated AG 80 typically have soils with characteristics that are particularly suited for field crops, row crops, and range land as defined or described in the County's Soil Survey. Typical land uses allowed include: crop production, orchards, grazing, pasture and rangeland, resource extraction activities, facilities that directly support agricultural operations such as agricultural products processing, and necessary public utility and safety facilities.

Agriculture Rural Community (AG-RC)

This designation identifies land in rural communities that can be utilized for small scale ranching and farming operations with 2½ acre minimum parcel sizes. Typical allowed uses include: single-family dwellings and one permanent or temporary secondary unit per existing lot, agricultural uses such as crop production and grazing, equestrian facilities, and public utility and safety facilities.

Agriculture Preserve (AP)

This designation is applied to areas where, instead of subdividing a large agricultural parcel to its 20 or 80 acre minimum underlying parcel size, the subdivider has chosen to cluster the permitted residential density onto small residential parcels and to retain a large agricultural preserve parcel. Use of this land use designation is subject to certain criteria contained in the Zoning Code. By allowing the permitted residential density of the agricultural parcel to be clustered together into small parcels and requiring that an agriculture preserve parcel be created, it is intended that the agricultural use of the preserve parcel will be retained. Typical land uses allowed include: crop production, orchards, grazing, pasture and rangeland on the agricultural preserve parcel and detached single family dwellings on the residential parcels.

Ranchette (RAN)

This designation is applied to areas located outside of the Yuba City and Live Oak sphere's of influence, which are suitable for rural residential and small scale farming operations. Allowed densities within this designation range between 0.1 to 1/3 dwelling unit per acre (3-10 acre parcel size). Any Ranchette proposal shall not result in the creation of more than four total lots (including any designated remainder). Once a Ranchette designation has been approved for up to four lots, no further division of the subject land will be permitted until the County's next Comprehensive General Plan Revision. This designation is intended to accommodate small scale agricultural uses and residential development with a more rural character than the Estates Residential designation. Typical uses allowed include: large lot single family residences, including guest houses, crop and tree farming, animal husbandry, private stables, public parks and playgrounds, schools and necessary public utility and safety facilities.

Estates Residential (ER)

This designation is applied to areas located within rural communities and the Yuba City sphere of influence. This designation is comprised of dispersed residential development on larger parcels with densities ranging from 0.5 to 3.0 dwelling units per acre (1/3 to 2 acre parcel size). The primary use is large lot single family residences including guest houses. Secondary uses include: crop and tree farming, private stables, public parks and playgrounds, schools and necessary public utility and safety facilities.

Low Density Residential (LDR)

This designation is applied to suburban and urban areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 5,000 square feet to one-half acre. The density range is between 2 to 8 dwelling units per acre. Typical land uses include: detached single family dwellings, and residential accessory uses; churches, schools, parks, child care facilities, and necessary public utility and safety facilities. Secondary dwelling units may be permitted subject to County standards.

Medium Density Residential (MDR)

This designation is applied to those areas within the urban areas suitable for multi-family residential neighborhoods. The density range is 8 to 25 dwelling units per acre. Typical land uses allowed include: attached single-family dwellings, secondary dwellings, and a wide range of multi-family dwellings, and residential accessory uses; churches, schools, parks, child care facilities, and necessary public utility and safety facilities.

High Density Residential (HDR)

This designation is intended to provide for residential neighborhoods of multi-family units such as apartments and/or condominiums. The density range is 25 to 45 dwelling units per acre. This designation is applied within urban areas of the County where residential development will be near transportation corridors, downtowns, village centers, other major commercial centers, schools and community services. Typical land uses would include: attached single-family dwellings, all types of multi-family dwellings (e.g. apartments, senior housing projects, etc.) and residential accessory uses; churches, schools, parks, child care facilities; and necessary public utility and safety facilities.

Commercial (COM)

This designation is intended to encompass the existing community and regional commercial areas where general commercial and retail sales facilities are necessary for public service and convenience. Typical land uses include: highway service types of commercial uses such as service stations, restaurants, motels, trailer courts, retail nursery sales, and agricultural product sales. Other retail stores and business or service enterprises such as: banks, business offices, food, drug, and clothing stores, business colleges, music and dancing studios, catering shops, art and antique shops, hotels, theaters, auditoriums, social clubs, specialty commercial-recreational uses such as racing facilities, amusement parks or other outdoor recreation oriented uses, commercial printing shops, mortuaries, bakeries, studios, clinics, public utility offices and substations, and communication equipment buildings. Commercial industrial uses include: repair garages, automobile sales and service, warehouses and wholesale distribution, garden supply and pre-cut retail lumber sales within buildings and storage within fenced yards, adult entertainment businesses, and public utilities and safety facilities.

Industrial (IND)

This area is intended to accommodate industrial type uses. Typical uses include: manufacturing, assembling, processing, fabricating, bulk handling of products, storage, warehousing, heavy trucking, refining, repairing, packaging or treatment of goods. Light and heavy industries would conduct their operations in designated areas and minimize the external effect of traffic congestion, noise, glare, air pollution, fire and safety hazards on adjoining districts.

Park and Recreation (PR)

This designation is intended to identify and protect those mountainous, river bank, lake shore, or other such areas of particular natural beauty, historical importance, or other importance for use as public or private parks or outdoor recreational facilities. Typical land uses allowed within this designation include outdoor recreational activities such as golf courses, campgrounds, marinas, natural and undeveloped recreation areas, parks, off-highway vehicle parks, riding clubs and stables.

Open Space (OS)

This designation is intended to identify and protect important open space lands within Sutter County, including: non-agricultural areas which contain significant vegetation, wildlife, and/or habitat resources; areas which present conditions hazardous to rural and urban development; and, areas required for the managed production of mineral resources. Typical land uses allowed within Open Space areas include agriculture, mining, limited residential and public recreation. Necessary public utility and safety facilities are also permitted.

LAND USE INTENSITY STANDARDS

In addition to characterizing land use designations according to types of allowable uses, the General Plan must specify standards for population density and building intensity for the various land use designations adopted by the County. Standards of building intensity for residential uses are stated in the General Plan in terms of (1) allowable range of dwelling units per net acre, and (2) the number of principal dwelling units allowed per lot.

Standards of population density for residential uses can be derived by multiplying the maximum number of dwelling units per net acre by the average number of persons per dwelling unit, which for the purposes of this General Plan is assumed to be 2.75. The 2.75 figure is from SACOG and Department of Finance information.

Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor area ratios (FARs). A floor area ratio is a ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, a FAR of .50 would allow 5,000 square feet of floor area to be built regardless of the number of stories in the building (e.g., 2,500 square feet per floor on 2 floors or 5,000 square feet on one floor). On the same lot, a FAR of .25 would allow 2,500 square feet of floor area.

Table 1 specifies for each land use designation the standards for minimum lot size, the minimum and maximum density range that development must fall within, and the maximum allowable floor area ratio for non-residential uses.

Table 2 identifies the holding capacity of the General Plan. In conformance with standard planning practices and principles, this table reflects gross acreage figures by land use designation and potential or theoretical build out based on the General Plan's maximum density and building intensity standards. Since many factors can influence the actual level of development that occurs, this

“maximum” projection ensures that the General Plan EIR evaluates the fullest possible range of potential impacts associated with the Plan. It should be recognized, however, that these calculations do not reflect existing levels of development, potential constraints on future development, or the fact that many future development proposals will not necessarily be constructed at the maximum density and intensity that is permitted.

IMPLEMENTATION OF LAND USE DESIGNATIONS

Land use designations used in this General Plan are intended to generally portray overall land use patterns throughout the unincorporated area of the County. The land use policies as stated in the General Plan are implemented on a daily basis through zoning, specific plans, or other planning tools which impose specific development standards on proposed land uses.

Table 3 shows the various zone districts of the Sutter County Ordinance Code that can be used to consistently implement each of the land use designations used in the Sutter County General Plan. In addition, these basic zone districts have a variety of overlay zones or combining districts described in the zoning ordinance that can be used to implement the General Plan.

TABLE 1
DEVELOPMENT STANDARDS

Land Use Designation	Development Standards			
	Minimum Lot Size	Maximum Lot Size	Density Range Minimum/Maximum Dwelling Units per Net Acre	Maximum Nonresidential FAR
Agriculture	20 acres	N/A	x	.8 ^{xxx}
	80 acres	N/A	x	.8 ^{xxx}
Agriculture Rural Community	2.5 acres	N/A	x	.8 ^{xxx}
Agriculture Preserve (top row - residential parcels; Bottom row - preserve parcel)	***	2 acres ***	1 dwelling unit per lot	0.15 ^{xxxx}
	20 or 80 acres	N/A	No dwelling units permitted	.8 ^{xxx}
Ranchette	3.0 acres	10 acres	.1-1/3 dwelling units	xxxx
Estate Residential	14,520 sq. ft.	2 acres	.5-3 dwelling units	xxxx
Low Density Residential	5,445 sq. ft.	0.5 acre	2-8 dwelling units	xxxx
Medium Density Residential	5,000 sq. ft.	N/A	8-25 dwelling units	xxxx
High Density Residential	5,000 sq. ft.	N/A	25-45 dwelling units	xxxx
Commercial	5,000 sq. ft.	N/A	0	0.5
Industrial	*	N/A	0	0.8
Park & Recreation	N/A	N/A	xx	0.35
Open Space	320 acres **	N/A	xx	0.35
Area Plans	See Area Plans for Specific Standards			

* Minimum lot size determined by Zoning Code

** Land dedicated for open space as part of a development proposal may be less than 320 acres

*** Minimum lot size based upon Environmental Health requirements. A maximum lot size up to 5 acres may be permitted if Environmental Health grants a waiver for sewage disposal.

x Only one principal dwelling allowed per lot

xx Only one accessory dwelling allowed per lot

xxx Agriculture related uses

xxxx Maximum building coverage determined by zoning

Note: Approval of a Planned Development (PD) Rezone may allow variations to the minimum/maximum parcel sizes in non-agricultural districts as long as the overall General Plan density is maintained.

TABLE 2 - HOLDING CAPACITY OF THE GENERAL PLAN

Updated 11/25/03

Land Use Designation	Acres	Min Lot Area Acres	Dwelling Units per Acre		Max. FAR	Potential Lots	Total Potential @ Min DU/Ac	Dwelling Units @ Max DU/Ac	Potential Sq. Ft. @Max. FAR
			Min.	Max.					
AG-20	113,613	20	One principal dwelling unit per parcel		0.8 ¹	5,681		5,681	N/A
AG-80	209,638	80			0.8 ¹	2,620		2,620	N/A
Ag Preserve		Cannot exceed General Plan Density			0.8 ¹				N/A
Subtotal Agriculture	323,251					8,301		8,301	
Ranchette Parcels	258	3	N/A	1	0.15	52	52	52	N/A
Estate Density	384	0.333	0.5	3	0.2	1,009 ³	192	1,152	N/A
Low Density	3,550	0.115	2	8	0.8	24,696 ²	7,100	28,400	N/A
Medium Density	173	0.115	8	25	0.8	1,203 ²	1,384	4,325	N/A
High Density	119	0.115	25	45	0.8	828 ²	2,975	5,355	N/A
Subtotal Residential	4,484					27,788	11,703	39,284	N/A
Commercial	766 ⁴		0	0	0.5 ²		0	0	13,346,784
Industrial	3,928 ⁴		0	0	0.8 ²		0	0	109,506,355
Subtotal Commercial/Industrial	4,694						0	0	122,853,139
Park and Recreation	443	0.115	0	0	0.5	3,852	0	0	9,648,540
Open Space	44,214	320	One principal dwelling unit/lot		0.35	138		138	674,086,644
Subtotal Park & Recreation and Open Space	44,657					3,990	0	0	683,735,184
SUBTOTAL	377,086								806,588,323
Community/Area Plans	4,433	See the Rural Community and Area Plans for applicable standards and holding capacity							
Total Unincorporated	381,533								
Cities	6,825								
Total County	388,358								

¹ Non-residential uses

² Maximum lot yield with a 20% infrastructure factor

³ Maximum lot yield with a 12.5% infrastructure factor

⁴ These figures include the 3,500 acres of Industrial and Commercial development that will initially be located within the 10,500 acre Industrial/Commercial Reserve in South Sutter County. The 3,500 acres has been divided between Industrial and Commercial land use designations using a ratio of 85% and 15% respectively

TABLE 3
GENERAL PLAN LAND USE DESIGNATIONS AND
CONSISTENT ZONING DISTRICTS

General Plan Land Use Designation	Consistent Zoning Districts
Agriculture (AG) (20, 80)	General Agriculture (AG) Exclusive Agriculture (A2) Restrictive Agriculture (A3) Upland Agriculture (UA) Public (P)
Agriculture Rural Communities (AG-RC)	General Agriculture (AG) Public (P)
Agriculture Preserve (AP)	Agriculture Preserve Residential (APR) Agriculture Preserve (AP)
Ranchette (RAN)	Ranchette (RAN) Public (P)
Estates Residential (ER)	Residential Estate (RE) One Family Residence (R1) Public (P)
Low Density Residential (LDR)	Residential Estate (RE) One Family Residence (R1) Two Family Residence (R2) Mobile Home Subdivision (MHS) Public (P)
Medium Density Residential (MDR)	Neighborhood Apartment (R3) Public (P)
High Density Residential (HDR)	General Apartment (R4) Public (P)
Commercial (COM)	Neighborhood Commercial (C1) Highway Service Commercial (CH) General Commercial (C2) Commercial Industrial (CM) Public (P)
South Sutter County Industrial/Commercial Reserve (SSCI/C)	South Sutter County Industrial/Commercial District (SSCI/C) Public (P) General Agriculture (AG)
Industrial (IND)	Airport Districts (AV) Commercial Industrial (CM) Light Industrial (M1) General Industrial (M2) Limited Manufacturing (ML) Public (P)
Park and Recreation (PR)	Park - Recreation (PR-PD) Public (P)
Open Space (OS)	General Agriculture (AG) Exclusive Agriculture (A2) Restrictive Agriculture (A3) Upland Agriculture (UA) Park - Recreation (PR-PD) Public (P)

General Land Use (unincorporated)

Findings

- 1a. Sutter County does not have the facilities or resources to provide full urban services for new urban residential development. Therefore, it is necessary that all new urban residential development within the unincorporated portions of Sutter County be required to have full urban services and that these services be provided by some entity other than the County.
- 1b. Lands within the spheres of influence of Yuba City and Live Oak will ultimately be annexed to those jurisdictions at some point in the future. Therefore, land use planning within the spheres should be conducted by each respective city in cooperation with the County.
- 1c. Various inconsistencies exist in the unincorporated County between zoning and General Plan land use designations that will require resolution within a reasonable period of time following adoption of the General Plan.

Goal

- 1.A To promote the efficient use of lands within the County to preserve and enhance the quality of life for existing and future residents of Sutter County.

Policies

- 1.A-1 Land use planning within the Yuba City and Live Oak spheres of influence will be conducted by each respective city. Plans which affect unincorporated lands shall be prepared in cooperation with Sutter County and shall be subject to County approval. Sutter County shall work with Yuba City to establish a formal agreement for planning the unincorporated land within the sphere of influence within a reasonable time frame as determined by the Board of Supervisors. This agreement will include the date by which the City will begin the planning and comply fully with the items in Implementation Program 1.2.
- 1.A-2 The County will review all development proposals within the spheres of influence for the cities of Yuba City and Live Oak for consistency with the design and development standards of each respective jurisdiction.
- 1.A-3 The County does not support the establishment of new self-contained communities of urban/suburban density residential or mixed-use developments that are separated from existing cities and/or rural communities.
- 1.A-4 The County shall ensure that the Zoning Code and Zoning Map for the County remain consistent with the General Plan.

- 1.A-5 The County will allow expansion of existing non-conforming uses as provided for by the Zoning Code.
- 1.A-6 Once the County achieves general plan and zoning consistency on isolated parcels surrounded by agricultural land uses, it shall prohibit the redesignation of adjacent agricultural parcels until such time that urbanization/suburbanization become predominant in the immediate area.

Implementation Programs

- 1.1 The County shall review and revise, as necessary, its land use codes and the Zoning Code to accomplish the following purposes:
- Ensure consistency with the General Plan in terms of zoning districts and development standards.
 - Ensure consistency with the General Plan Land Use Diagram and the zoning district maps.
 - Create new zoning districts to implement new general plan designations.

This review should also include evaluation of current non-conforming use provisions to determine if revisions are needed.

Responsibility: Board of Supervisors
Planning Commission
Community Services Department

- 1.2 The County shall seek to establish formal agreements with the cities of Live Oak and Yuba City to ensure consistency with design and development standards. The agreements shall also include a review and approval process for land use designation changes for the unincorporated lands within the cities' spheres of influence. The Board would like to consider requiring proposed development be contiguous to city development, where practical. If the County and Yuba City do not reach a formal agreement for planning of the unincorporated land within the sphere of influence in a reasonable time frame as determined by the Board of Supervisors, the County shall proceed with planning that area independently.

Responsibility: Community Services Department
County Administrative Office

- 1.3 The County shall amend the Zoning Code to create a Public zoning district. This designation will be applied as appropriate to public lands and facilities.

Responsibility: Community Services Department
Board of Supervisors
Planning Commission

General Land Use (incorporated)

Findings

- 1d. The General Plans of the two incorporated cities (Yuba City and Live Oak) generally support preservation of agricultural land and measures (e.g. planned unit development, "infill" development) to prevent urban sprawl.
- 1e. The Sutter County Local Agency Formation Commission (LAFCO) last amended the Sphere of Influence (SOI) for Yuba City in 1990. The Live Oak SOI has not been amended since its original adoption in 1984. LAFCO has approved a number of annexations to each of the cities during and since that time.
- 1f. Land within the Yuba City and Live Oak spheres of influence appears to be sufficient to meet the needs of each community based on growth projections for the next 20 years.

Goal

- 1.B To facilitate orderly growth patterns.

Policies

- 1.B-1 The County shall encourage development in the cities of Yuba City and Live Oak and annexation of existing County islands within the cities.
- 1.B-2 In the Yuba City area, the sphere of influence adopted as of April 25, 1990 shall serve as the boundary for urban development, particularly residential urban development.
- 1.B-3 In the Live Oak area, the sphere of influence adopted as of November 28, 1984 shall serve as the boundary for urban development, particularly residential urban development.
- 1.B-4 The County shall not support expansion of the Yuba City sphere of influence to the north and south, except to facilitate the provision of services to school sites located contiguous to the current sphere boundary, to facilitate the provision of services to the Village Green and Dell-Wayne Estates mobile home parks, and to incorporate the proposed right-of-way alignment for the third bridge just south of Bogue Road. Development should be directed to the west, away from the Feather River and the prime agricultural lands that run parallel to it.
- 1.B-5 The County will discourage the modification or expansion of Yuba City's and Live Oak's current spheres of influence until substantial build out (e.g. 75%) has occurred within the existing spheres as adopted by LAFCO on April 25, 1990 and November 28, 1984, respectively.

Residential Land

Finding

- 1g. The random location of new residential development has the potential to create land use conflicts and, in most instances, make the provision of services more difficult.

Goal

- 1.C To eliminate the random location of new residential development.

Policies

- 1.C-1 The County shall direct new urban and suburban residential development to existing rural communities and within the spheres of influence of Yuba City and Live Oak where adequate public facilities and services are available.
- 1.C-2 The County shall limit new Estate Residential development to rural communities and unincorporated areas within the Yuba City sphere of influence.
- 1.C-3 The County shall consider Ranchette development outside of the Yuba City and Live Oak sphere's of influence if such development complies with established standards and criteria, subject to the approval of a General Plan Amendment.
- 1.C-4 All new residential development shall conform to density ranges of the applicable land use designation(s).
- 1.C-5 Any Ranchette proposal shall not result in the creation of more than four (4) total lots (including any designated remainder). Once a Ranchette designation is approved and the maximum four lots have been created on a specific piece of land, no further division of the subject land will be permitted until the County's next Comprehensive General Plan Revision. In rare circumstances, an existing ranchette lot may be altered by lot line adjustment with adjacent properties to allow such adjacent properties to be divided as ranchette lots. "Rare Circumstances" refers to a situation where a variance would otherwise be required, access needs to be obtained, or such other similar situation as determined by the Board of Supervisors.
- 1.C-6 Low Density Residential and Residential Estate designated parcels which do not meet the minimum acreage requirement, or exceed the maximum acreage requirement, as specified by the land use policies of the General Plan, may be adjusted by lot line adjustment pursuant to §66412(d) of the Government Code under the following conditions:

- a. For any adjustment involving parcels that do not meet the minimum parcel size as identified on the General Plan land use diagram, the size of the smallest resultant parcel shall not be smaller than the size of smallest parcel prior to the lot line adjustment; and
- b. No parcel meeting the minimum parcel size as identified on the General Plan land use diagram shall be diminished to a size less than the minimum parcel size as identified on the land use diagram.

Implementation Programs

- 1.4 The County shall establish a process and criteria to allow Ranchette development. At minimum, the process shall require a General Plan Amendment and a finding of substantial conformance with adopted standards and criteria. The criteria and standards shall require that the proposed project be compatible with surrounding parcel sizes and uses, and that the proposed project will minimize conflicts with surrounding farming operations.

Responsibility: Community Services Department

- 1.5 The County shall amend the Zoning Code to create an additional zoning district consistent with the County's new Ranchette land use designation.

Responsibility: Community Services Department

Commercial and Industrial Land

Finding

- 1h. The designation of areas for commercial and industrial development in a variety of locations is necessary in order to provide adequate opportunities for new non-residential development.

Goal

- 1.D To designate adequate commercial and industrial land to provide convenient and valuable business areas and employment opportunities within Sutter County.

Policies

- 1.D-1 The County shall designate specific areas suitable for commercial and industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of commercial and industrial uses.
- 1.D-2 The County will discourage strip development, particularly along the Highway 20 corridor between the City of Yuba City and the east side of the Industrial area located southwest of

the Community of Sutter. County actions will support retention of an agricultural atmosphere between Township Road and the Industrial area southwest of the Community of Sutter.

Implementation Program

- 1.6 In conjunction with Implementation Program 1.2, the County shall encourage the City of Yuba City to implement a mixed use development pattern along the Highway 20 corridor between the City limits and the sphere of influence.

Responsibility: Community Services Department, County Administrative Office

Industrial Buffers

Findings

- 1i. In order to create an atmosphere where industrial development can thrive, industrial areas must be protected from encroachment by potentially incompatible land uses.
- 1j. Buffers can be utilized in conjunction with other strategies to reduce land use conflicts and protect the integrity of the County's industrially designated areas.

Goal

- 1.E To reduce the potential for conflicts between industrial land uses and surrounding uses which are sensitive to the impacts of industrial development.

Policies

- 1.E-1 New development that may be incompatible with adjacent uses shall be required to provide buffer zones consistent with County standards to reduce anticipated conflicts with existing and future land uses.
- 1.E-2 The County shall maintain, where feasible, areas for expansion around existing industrial development and shall generally discourage the redesignation of industrial lands to uses not compatible with industrial development unless it is demonstrated that such changes will not impact existing or planned future development.
- 1.E-3 The County encourages industrial uses to be developed in contiguous or generally consolidated areas to reduce the potential for conflicts with surrounding uses.

Implementation Program

- 1.7 The County shall develop buffer standards to be applied between industrial and residential land uses and commercial and residential land uses. Standards shall require the new or

expanding use to incorporate buffers (generally a combination of setbacks, landscaping and fencing) to reduce conflicts with existing land uses.

Responsibility: Community Services Department

Agricultural Land

Finding

- 1k. Urbanization and other land conversion often results in conflicts between agricultural and non-agricultural land uses.

Goal

- 1.F To minimize conflicts between agricultural and non-agricultural uses.

Policies

- 1.F-1 The County shall require that new development adjacent to agricultural areas be designed to minimize conflicts with adjacent agricultural uses.
- 1.F-2 The County shall require that all lands set aside or utilized for mitigation of development in Sutter County or the Natomas Basin demonstrates that its creation and existence will not adversely impact existing and/or future planned agriculture or urban development.
- 1.F-3 The County shall continue to implement its Right to Farm Ordinance. (Agricultural Operations Disclosure, Ordinance Code 1013, Chapter 1330 or its successor.)
- 1.F-4 The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.

Implementation Program

- 1.8 The County shall develop a buffer program containing buffer design and maintenance guidelines that will be used to minimize conflicts between agricultural and non-agricultural uses. The program should include, but not be limited to, the following:
- Buffers should be physically and biologically designed to avoid conflicts between agricultural and non-agricultural uses. The biological design should ensure that the buffer does not provide a host environment for pests or carriers of disease which could potentially impact adjacent farming operations.
 - Buffers should be located on the parcel proposed for non-agricultural use.

- Buffers should primarily consist of a physical separation (setback) between agricultural and non-agricultural uses. The appropriate width shall be determined on a site-by-site basis taking into account the type of existing agricultural uses, the nature of the proposed development, the natural features of the site, and any other factors that affect the specific situation.
- In addition to a physical separation, the following buffer options should be considered: greenbelts/open space, park and recreation areas, roads, waterways, vegetative screens, and certified organic farms. These buffering options may be used in any combination to most effectively reduce conflicts arising from adjacent incompatible uses.
- An ongoing maintenance program for the buffer which may include vector controls.
- Policies indicating that buffer restrictions may be removed if all adjacent parcels have been irreversibly converted to non-agricultural uses.

Responsibility: Community Services Department

Open Space, Habitat, and Natural Resources

Finding

11. Although a large portion of Sutter County is dedicated to agricultural production, the County also contains areas with significant biological resources and wildlife habitat.

Goal

- 1.G To preserve and protect open space and natural resources and reduce pollution.

Policy

- 1.G-1 The County shall encourage development projects to minimize their impacts to open space areas and wildlife habitats.

Visual and Scenic Resources

Finding

- 1m. The visual quality of the natural and built environment contributes to the overall perception of a community.

Goal

1.H To preserve and protect the visual and scenic resources of the area.

Policies

1.H-1 The County shall require that new development be designed to utilize vegetation for screening structures and parking areas.

1.H-2 The County shall require that new development along Highway 20 incorporate design and development standards that protect views of the Sutter Buttes.

1.H-3 The County shall require that design and development standards be applied to all industrial and commercial areas to improve the aesthetic appearance of those developments.

Implementation Programs

1.9 The County shall develop design standards and criteria to be applied to new development along the Highway 20 corridor to protect views of the Sutter Buttes. The standards shall include a combination of landscaping, screening of outdoor storage, building height limitations and setbacks to be incorporated into the Zoning Code.

Responsibility: Community Services Department

1.10 The County shall develop design and development standards to be applied to all industrial and commercial areas. These standards shall address landscaping requirements, screening of outdoor storage and architectural guidelines to be incorporated into the Zoning Code.

Responsibility: Community Services Department

Economic Development

Findings

1n. Sutter County is increasingly becoming a bedroom community for commuters who are employed outside the County in a variety of professional and related occupations.

1o. Sutter County exhibits the characteristically high unemployment rate found in most rural agricultural jurisdictions.

1p. Most of the job growth in Sutter County over the past decade has been associated with increases in population. This trend is expected to continue, with services, retail, local government and education employment growing at the fastest rate because of population increases. Manufacturing, wholesale and agriculture are expected to provide moderate growth.

Goal

- 1.I To preserve and promote a healthy and diverse economy to serve the needs of Sutter County residents.

Policies

- 1.I-1 The County shall work to preserve and expand business and employment opportunities within Sutter County.
- 1.I-2 The County shall support and facilitate, to the extent possible, implementation of the strategies identified within the Yuba-Sutter Overall Economic Development Plan (OEDP) and any other economic development plans accepted by the County.
- 1.I-3 Recruitment efforts should attempt to focus on businesses and industries capable of creating a majority of positions that provide salaries above minimum wage.
- 1.I-4 Economic development efforts should attempt to diversify the County's economic base while encouraging retention and expansion of existing businesses and industries.

Implementation Programs

- 1.11 The County will continue to pursue streamlining of the development review process to reduce the time necessary for review of new economic development proposals.

Responsibility: Community Services Department, Yuba-Sutter EDC

- 1.12 The County shall explore the feasibility and desirability of developing formal incentive packages that could be marketed to both existing and new businesses/industries. Incentives to be considered should include, but not be limited to: expedited permit processing, tax incentives and reduced development impact fees. Enhanced packages for businesses which document that the jobs they will retain or create consist of a majority of positions with salaries above minimum wage, should also be considered.

Responsibility: County Administrative Office
Yuba-Sutter EDC
Assessor's Office
Community Services Department

- 1.13 The County will monitor and pursue, as appropriate, state and federal grant opportunities to obtain funds for economic development activities and infrastructure improvements.

Responsibility: Yuba-Sutter EDC, Community Services Department

SECTION 2

TRANSPORTATION AND CIRCULATION

The circulation element is a mandatory element of a general plan. It consists of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and facilities, all correlated with the land use element of the plan [Government Code Section 65302(b)].

Topics addressed within this section include:

- A Circulation Plan Diagram and Standards
- Roadways and Vehicular Circulation
- Transit
- Non-motorized Transportation
- Air Transportation

Corresponding technical information related to goals, policies, implementation programs and findings within this section can be found in Chapter 4 of the Background Report. Additional technical data can also be found within the Environmental Impact Report (EIR) for the general plan.

CIRCULATION PLAN DIAGRAM AND STANDARDS

Table 4 identifies roadway improvements needed as determined by the traffic study in the General Plan EIR to accommodate build out of the Land Use Diagram.

The Circulation Diagram for the County-wide General Plan (Figure 1) depicts the proposed circulation system for unincorporated Sutter County to support development under the Land Use Diagram. To support the diagram, a roadway classification system has been developed to guide Sutter County's long-range planning and programming. Roadways are classified in this system based on the linkages or connections they provide to other transportation facilities and their primary function or purpose.

The Circulation Diagram, together with Table 5 identifies future freeways, expressways, arterials and collectors in Sutter County. All other roadways are classified as local streets. The general standards for right-of-way, planned travel lanes and future traffic volumes for each roadway class are shown on Table 6. The functional classification system recognizes differences in roadway functions and standards between urban and rural areas. The following paragraphs define the linkage and function provided by each class of roadway.

State Roadways

Freeways and Expressways

Freeways and expressways serve both inter-regional and intra-regional circulation needs. These facilities are typically accessed by collector or arterial roadways and have few or no at-grade crossings. These facilities have the highest carrying capacity with the maximum speed limits allowed by law.

Regional Highways

Regional highways are classified as Rural Arterials and are used as primary connectors between major traffic generators or as primary links to state and national highway networks. Such routes often have long sections through rural environments without traffic control interruptions. Speed limits often range between 35 and 55 m.p.h.

Urban Roadways

Urban Arterials

Urban arterials provide intra-city circulation and connections to regional roadways. They are fed by both local and collector streets. Even though the principal function of these roadways is movement, occasionally they provide access to adjacent properties, especially in commercial areas. Speed limits on arterials often range from 35 to 45 m.p.h.

Urban Collectors

Urban collectors accumulate traffic from local roadways and distribute that traffic to roadways that are higher in the hierarchy of classification. Collectors also provide access to adjacent properties. These roads carry light to moderate traffic volumes with travel speeds ranging between 25 and 35 m.p.h.

Urban Local

Urban local roads provide direct access to adjacent properties and are typically designed to discourage through-traffic. Urban local roads also provide access to collector roadways, carrying very low traffic volumes at low speeds, typically 25 m.p.h. These roads are not depicted on the Circulation Diagram.

Rural Roadways

Rural Arterial

Rural arterials provide primary connections between rural areas and also distribute traffic between rural and urban areas. In addition, rural arterials provide considerable state-wide and interstate circulation. Speed limits often range from 35 to 55 m.p.h.

Rural Collectors

Rural collectors typically serve intra-county rather than regional or statewide circulation needs. Their primary function is to provide access to adjacent properties and connections between rural local roads and other roadways that are higher in the hierarchy of classification. Travel speeds on rural collectors often range between 25 and 45 m.p.h.

Rural Local

Rural local roads provide access to adjacent properties and distribute traffic to rural collectors. They differ from their urban counterparts in design, cross-section and their location. These roads are not depicted on the Circulation Diagram. Travel speeds on rural local streets typically range from 25 to 35 m.p.h.

TABLE 4
SUTTER COUNTY ROADWAY IMPROVEMENTS

Facility	Improvement *
SR 20 Sutter Bypass - Humphrey Road	Widen to four-lane expressway
SR 99 Sacramento County Line - SR 70 SR 70 - Bogue Road Bogue Road - SR 20 North of Eager Road - Butte County Line	Widen to six-lane freeway Widen to four-lane expressway Widen to six lanes Widen to four lanes
SR 70 SR 99 - Yuba County Line	Widen to four-lane expressway
Third Feather River Bridge SR 99 - Yuba County Line	Construct a two-lane, limited access facility
SR 113 Yolo County Line - SR 99	Widen to a four lane
Garden Highway Sankey Road - West Catlett Road Yuba City Limits - SR 99	Upgrade travel lanes and shoulders Upgrade to two lane urban roadway standards
Howsley Road SR 99 - Pleasant Grove Road	Upgrade/widen to four or six lanes
Lincoln Road Jones Road - Walton Avenue	Widen to two lanes plus a center turn lane
Pleasant Grove Road Sacramento County Line - Riego Road Riego Road - Howsley Road Howsley Road - Yuba County	Realign to the west and provide four lanes Widen to four lanes, realign south of Howsley Road Widen to four lanes
Riego Road Garden Highway - Placer County Line	Widen to four or six lanes depending on access
Sankey Road Garden Highway - SR 99/70 SR 99/70 - Placer County Line	Widen to four or six lanes depending on access Widen to four or six lanes depending on access
Walton Avenue Franklin Road - Bridge Street (Yuba City)	Widen to four lanes plus a center turn lane

Note: * Improvements are based upon proposed land uses and 1995 SACOG regional population and employment forecasts for 2015. Future roadway improvements may vary as new land uses and transportation facilities are developed.

TABLE 5
FUTURE FUNCTIONAL CLASSIFICATIONS

Classification	Name	Segment
State Freeway	State Route 99	Sacramento County Line to SR 70 SR 20 to north of Eager Road
Expressway	State Route 20 State Route 70 State Route 99 State Route 113	Sutter Bypass to Yuba City SR 99 to Yuba County Line SR 70 to SR 20 North of Eager Road to Butte County Line Yolo County Line to SR 99
Rural Arterial	State Route 20	Sutter Bypass to Colusa County Line
Urban Arterials	Butte House Road Franklin Road Garden Highway Howsley Road Lincoln Road Live Oak Boulevard Pleasant Grove Road Riego Road Sankey Road Walton Avenue	Yuba City to Acacia Avenue SR 99 to El Margarita Road SR 99 to Yuba City SR 99 to Pleasant Grove Road Jones Road to Walton Avenue Yuba City Limit to Pease Road Sacramento County Line to Yuba County Line Garden Highway to Placer County Line Garden Highway to Pleasant Grove Road Bogue Road to Bridge Street
Collector	Bogue Road Harter Road Hooper Road Pease Road Richland Road Tierra Buena Road	Garden Highway to SR 99 SR 20 to Butte House Road Colusa Frontage Road to Butte House Road Tierra Buena Road to Live Oak Boulevard Clark Avenue/Bunce Road to Walton Avenue Hooper Road to Pease Road
Rural Arterial	Franklin Road Garden Highway George Washington Boulevard Larkin Road Lincoln Road Live Oak Boulevard Pennington Road Progress Road Reclamation Road Township Road Walton Avenue	El Margarita Road to Acacia Avenue Sankey Road to West Catlett Road SR 113 to SR 20 Eager Road to Live Oak City Limits Walton Avenue to west of Township Road Pease Road to SR 99 Pennington to Live Oak City Limits McClatchy Road to Acme Road SR 113 to Acme Road Tudor Road to Butte County Line Oswald Road to Bogue Road
Collector	Acacia Avenue Bear River Drive Bogue Road Broadway	SR 20 to Butte House Road Placer County to Pleasant Grove Road SR 99 to Walton Avenue Nuestro Road to Clark Road

Catlett Road	Placer County Line to SR 99/70
El Margarita Road	Franklin Road to SR 20
Howsley Road	Pleasant Grove Road to Placer County Line
Nicolaus Avenue	Pleasant Grove Road to SR 99
Oswald Road	Railroad Avenue to Township Road
Pease Road	Township Road to Tierra Buena Road
Railroad Avenue	Oswald Road to Bogue Road
Sankey Road	Pleasant Grove Road to Placer County Line
Stewart Road	Garden Highway to Walton Avenue
Tierra Buena Road	Pease Road to Eager Road
West Catlett Road	SR 70/99 to Garden Highway

TABLE 6

GENERAL ROADWAY STANDARDS BY FUNCTIONAL CLASS

Functional Classification	Access Control		LOS	Lanes	ROW
	Minimum Interchange/ Intersection Spacing	Driveways Allowed			
State Highways					
Freeways	1-2 miles	none	per	4-8	180' - 240'
Expressways	1-2 miles	none	CM	2-6	100' - 210'
Arterials		limited	P*	2-4	100' - 140'
Urban					
Arterial	¼ mile	limited/non-res	D	2-6	72'-120'
Collector		non-res.	D	2	60'-72'
Local		All Uses	D	2	40'-60'
Rural					
Arterial		Limited	D	2-4	60'-72'
Collector		All Uses	D	2	40'-60'
Local		All Uses	D	2	40'-50'

* CMP - Congestion Management Plan

Roadways and Vehicular Circulation

Findings

- 2a. Regional travel north-south through Sutter County is limited to State Routes 70, 99 and 113. East-west travel is confined to State Route 20. A system of County roads with varying capacities interconnect this regional system.
- 2b. Sutter County has identified Level of Service (LOS) "D" as the minimum acceptable standard. There are no roadways within Sutter County that are operating beyond capacity. Numerous segments of State Route 99 have been identified as operating at or near capacity.
- 2c. According to projected travel demands, numerous State Routes and County roadways will exceed LOS "D" and will exceed design capacity by the year 2015. These identified roadways and intersections will require specific improvements in order to maintain the LOS at an acceptable level.

- 2d. There are a number of proposed improvements to the regional travel system that will require additional right-of-way. Right-of-way acquisition costs can be reduced by preserving these right-of-ways from up-zoning and development.
- 2e. The primary regional improvement plan involving Sutter County is the proposed improvement of the State Route 70 corridor to freeway standards to connect Sacramento and Chico. The construction of a third bridge connecting Yuba City and Marysville is another regional improvement project of high priority.
- 2f. Highway 99 functions as the main north/south corridor through Sutter County. This roadway is of critical importance since it accommodates large volumes of truck traffic and also connects Sutter County, Butte County and Chico to the Sacramento Metropolitan Area.
- 2g. It is in the best interest of Sutter County that all local jurisdictions and transportation agencies work together on an ongoing basis to address regional transportation issues.

Goal

- 2.A To provide for the long-range planning and development of the County's roadway system and the safe and efficient movement of people and goods throughout Sutter County.

Policies

- 2.A-1 The County shall plan, design and regulate roadways in accordance with the functional classification system and circulation diagram contained within this section. The County shall require that road rights-of-way be wide enough to accommodate all necessary road improvements identified in Table 4 to handle forecasted travel volume(s) at or above adopted service level standards.
- 2.A-2 All streets and roadways shall be dedicated and improved to the roadway design standards as generally defined in this section and the roadway design standards maintained by the Public Works Department. Exceptions may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director and Community Services Director that safe and adequate public access and circulation are preserved by such exceptions.
- 2.A-3 Intersection spacing on roadways should be maximized. Driveway encroachment should be minimized. Access control restrictions for each class of roadway are specified on Table 6 above.
- 2.A-4 The County shall strive to develop and manage its roadway system to maintain a minimum Level of Service D (LOS D).

- 2.A-5 The County's level of service standards for the state highway system shall be those standards adopted in the Bi-County Congestion Management Plan.
- 2.A-6 The County shall require all new development projects to analyze their contribution to increased traffic and to implement improvements necessary to address the increase.
- 2.A-7 The County shall assess fees on new development sufficient to cover the costs of the project's impact on the local and regional transportation system. *(See Implementation Program 3.4)*
- 2.A-8 The cities and the County shall attempt to coordinate the establishment of future road alignments within the cities' sphere of influence which would reserve the maximum right-of-way as shown in Table 6, General Roadway Standards by Functional Class or as determined jointly by the cities and County. Future road alignments and extensions should consider build out of the sphere of influence, logical east-west and north-south roadway extensions and ultimate desired circulation patterns.
- 2.A-9 The County shall maintain ongoing coordination with the Bi-County Transportation Commission, Caltrans, SACOG and other jurisdictions to address local and regional transportation issues.
- 2.A-10 The County shall encourage and support projects that will improve traffic flows and safety on Highway 99.
- 2.A-11 The County shall support, as appropriate, major highway projects including Route 102 that will improve traffic flows and safety within Sutter County.
- 2.A-12 The County shall encourage the City of Yuba City and Caltrans to explore the feasibility of synchronizing signalized intersections on Highway 20, Highway 99 and other main arterials to improve traffic flows.
- 2.A-13 The County shall encourage, where feasible, the development of local roads parallel to State Highways to reduce congestion and increase traffic safety on state facilities.

Implementation Programs

- 2.1 The County shall prepare and adopt a capital improvement program (CIP) that includes transportation improvements to achieve the adopted level of service standards. The CIP will be updated annually and used to coordinate the review and approval of development proposals.

Responsibility: Public Works Department
 Board of Supervisors

- 2.2 The County shall prepare and adopt a traffic impact fee and allocation procedure to fund the improvements in the CIP. *(See Implementation Program 3.4)*

Responsibility: Public Works Department
Board of Supervisors

- 2.3 The County shall work with the Bi-County Transportation Commission, Caltrans, and other jurisdictions to review and monitor level of service standards in the Bi-County Congestion Management Program and to update those standards as appropriate.

Responsibility: Public Works Department

Transit

Findings

- 2h. Sutter County is currently served by the Yuba-Sutter Transit fixed route transit service that provides broad local coverage as well as commuter service to Sacramento. There is also a local demand-responsive service for elderly and disabled residents.
- 2i. Sutter County currently has two railroad lines crossing portions of the County that can provide transport of agricultural goods and other materials. Limited passenger service is currently available in Marysville on the Southern Pacific line, however, this line is being proposed for commuter service in the future. No new rail lines are planned and several have been abandoned in the past.

Goal

- 2.B To promote a safe and efficient public transportation system, to reduce congestion, improve the environment, and provide viable non-automobile modes of transportation in and through Sutter County.

Policies

- 2.B-1 The County shall work with Yuba-Sutter Transit to plan and implement appropriate transit services within the County.
- 2.B-2 The County shall encourage Yuba-Sutter Transit to comment on development proposals to ensure that appropriate transit facilities are addressed.
- 2.B-3 Where feasible, the County shall encourage the development of rideshare facilities within underutilized parking lots or new proposed parking areas.
- 2.B-4 The County shall strongly encourage expansion of freight and passenger rail service and facilities within Sutter County.
- 2.B-5 Protection and enhancement of existing rail facilities shall be encouraged. In instances where rail lines are considered for abandonment, efforts should be made to convert these corridors into bike-pedestrian paths or other similar uses.

Implementation Programs

- 2.4 The County shall work with Yuba-Sutter Transit in periodically reviewing and updating the transit plan for the County.

Responsibility: Public Works Department

- 2.5 The County shall cooperate with Yuba-Sutter Transit as they identify potential locations for rideshare facilities.

Responsibility: Community Services Department

Non-motorized Transportation

Finding

- 2j. Existing bikeway facilities within Sutter County are limited. Full implementation of the Yuba-Sutter Bikeway Master Plan could result in the addition of 210.10 miles (338.10 Kilometers) of bikeway facilities within Sutter County.

Goal

- 2.C To provide a comprehensive system of facilities for non-motorized transportation.

Policies

- 2.C-1 The County shall work toward developing a comprehensive and safe system of bicycle routes that will serve both commuter and recreational cyclists through ongoing implementation of the Yuba-Sutter Bikeway Master Plan to the extent feasible and where funding is available.
- 2.C-2 The County shall continually attempt to identify and pursue available sources of funding for the planning, development and improvement of bikeways.

Implementation Programs

- 2.6 The County shall consider all new development projects in relation to proposed improvements identified within the Yuba-Sutter Bikeway Master Plan and facilitate the development of identified improvements through project specific requirements.

Responsibility: Community Services Department

- 2.7 The County shall participate as appropriate in the development of multi-jurisdictional funding applications for regional bikeways.

Responsibility: Community Services Department
 Public Works Department

Air Transportation

Goal

- 2.D To promote the maintenance and improvement of general and agricultural aviation facilities within the parameters of compatible surrounding land use.

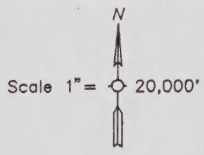
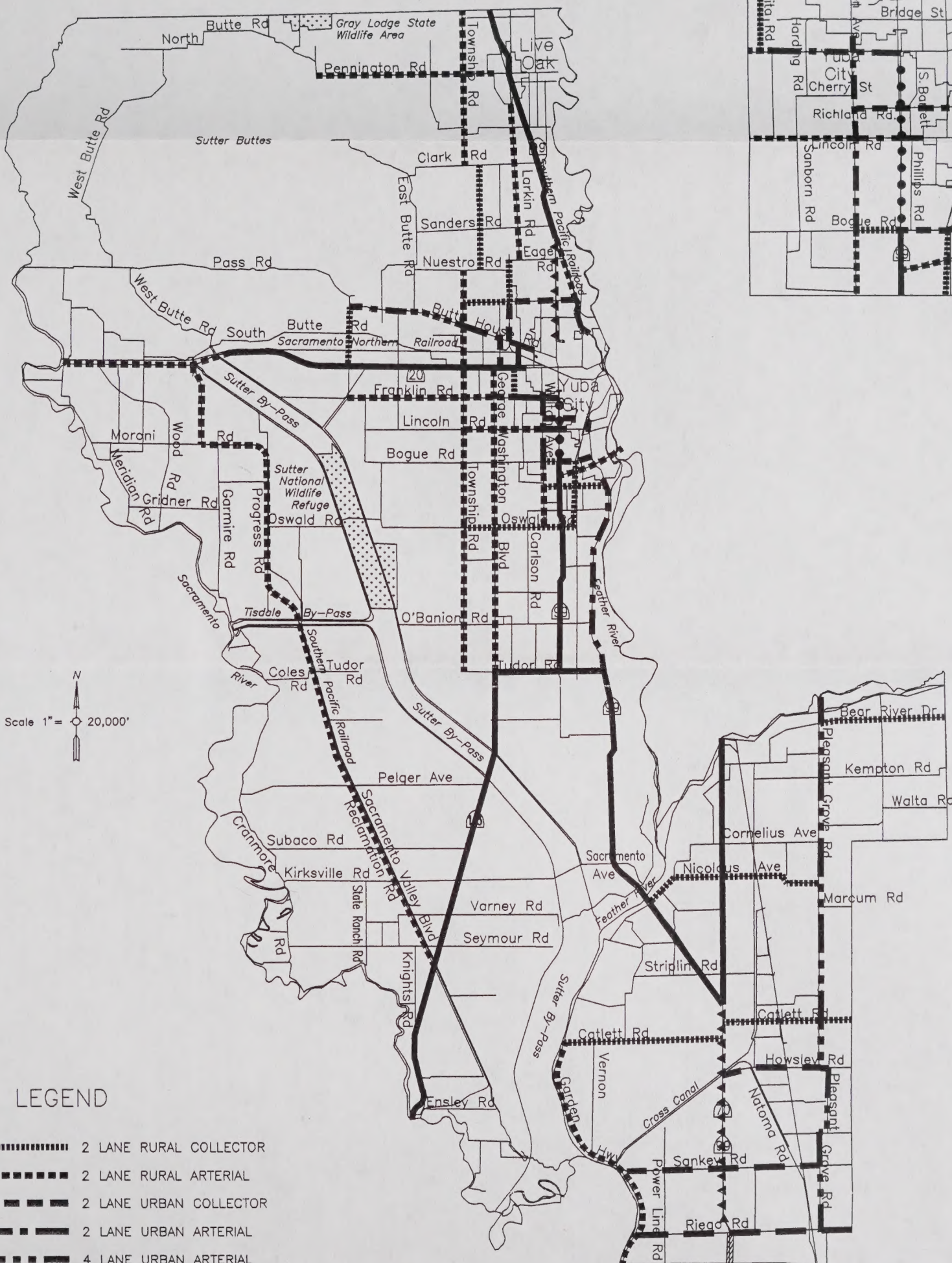
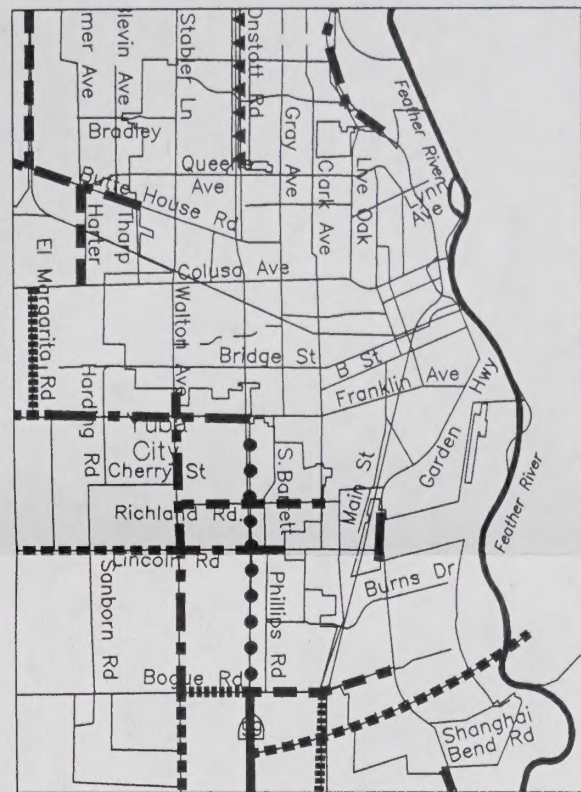
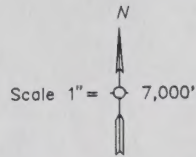
Policies

- 2.D-1 The County shall protect public and private airports from conflicting land use patterns to the extent practicable.
- 2.D-2 The County shall support the continued use of the Sutter County Airport as a general aviation facility.

Implementation Program

- 2.8 The County shall strive to provide the necessary maintenance of the Sutter County Airport to support its continued use as a general aviation facility.

Responsibility: Public Works Department



LEGEND

- 2 LANE RURAL COLLECTOR
- 2 LANE RURAL ARTERIAL
- 2 LANE URBAN COLLECTOR
- 2 LANE URBAN ARTERIAL
- 4 LANE URBAN ARTERIAL
- 4 OR 6 LANE URBAN ARTERIAL
- 4 LANE EXPRESSWAY
- 6 LANE EXPRESSWAY
- 4 LANE FREEWAY
- 6 LANE FREEWAY

SECTION 3

PUBLIC FACILITIES AND SERVICES

In addition to the seven mandatory elements required within a general plan, state law encourages local jurisdictions to include any other elements which they determine to be relevant to the physical development of the jurisdiction (Government Code Section 65303). A public facilities and services element is considered an optional element.

Topics addressed in this section include:

- General Facilities and Services
- Water Supply and Delivery
- Sewage Collection, Treatment and Disposal
- Drainage
- Solid Waste
- Law Enforcement
- Fire Protection
- Schools

Corresponding technical information related to the goals, policies, implementation programs and findings within this section can be found in Chapters 5 and 6 of the Background Report. Policies related to roadways and vehicular circulation, transit services, non-motorized transportation and air transportation are addressed within Section 2 of the Policy Document. Policies related to parks and recreational facilities are included within Section 5 of the Policy Document.

General Facilities and Services

Finding

- 3a. Facility and service standards relate directly to a community's values and goals. Standards are used to quantify the specific amount or type of a facility or service that is required to maintain a desired quality of life.

Goal

- 3.A To properly serve the residents and developments with efficient public facilities, utilities and services.

Policies

- 3.A-1 The County shall require easements and/or dedication of land within newly developing areas to accommodate the necessary public facilities to support that development. Where new development requires the construction of upgraded or new public facilities, new development

shall provide said facilities and shall fund the construction of its proportional share of said facilities. Where the cost of said facilities exceeds the development's proportional share, the developer will be reimbursed as determined by the County.

- 3.A-2 The County shall require that adequate public facilities and services be available to serve new development. The County shall not approve new development where existing facilities are inadequate unless both of the following conditions are met:
- A. The applicant can demonstrate that all necessary public facilities will be installed prior to the issuance of a certificate of occupancy or adequately financed through fees or other means.
 - B. Proposed facility improvements are consistent with applicable facility plans approved by the County or have been reviewed and approved by the County.
- 3.A-3 Public facilities and services for new urban and suburban residential development shall be provided by an entity other than Sutter County.
- 3.A-4 Where the County provides services, it should seek the most efficient and cost effective means of doing so. Such opportunities should be evaluated and pursued by individual County departments and may include the use of volunteers, student interns, contract employees and private sector companies.

Implementation Programs

- 3.1 The County, in consultation with other service providers, shall review all development proposals in the unincorporated area of the County to assure that adequate public facilities and services will be available to serve the development proposal.

Responsibility: Community Services Department
 Public Works Department

- 3.2 The County shall seek agreements with the cities of Live Oak and Yuba City to establish development guidelines regarding the provision of public facilities and services within the cities' spheres of influence. Guidelines may include, but are not limited to:

- Identification of facilities and services subject to agreement
- Facilities and services standards
- Requirements for approval of development projects
- Procedure for review and approval of facility improvements

Responsibility: Community Services Department
 Public Works Department

- 3.3 The County shall require development applications for all new urban and suburban projects to include proof of the entity or mechanism to be used for all public facilities and services.

Responsibility: Community Services Department
Public Works Department

- 3.4 The County shall review its existing service and facility standards and modify them if necessary to become more specific. Service and facility standards shall be prepared in conformance with the parameters identified below and adopted by resolution.

Service and facility standards should be clearly written and contain the following elements:

- A description of the facility or service being addressed
- An amount or level of service definition
- Clearly defined factors or variables used to calculate the facility demand
- A definition identifying what type of development generates a demand for each facility
- A definition describing how the facility will be analyzed
- A timing component for each facility performance standard
- Implementation guidelines

At minimum, specific standards should be prepared for the following:

Public Landscaping	Park and Recreational Facilities
Libraries	Drainage
County General Government	Fire Protection
Courts and Criminal Justice	Law Enforcement
Health and Social Services	Roads

As part of this process, the County will also consider the feasibility and desirability of creating unique standards for development within the rural communities and new commercial and industrial areas. The County shall establish or modify its development impact fees to fund the desired levels of service.

Responsibility: Community Services Department
Public Works Department

Water Supply and Delivery

Findings

- 3b. Long-term maintenance of groundwater resources requires that a significant portion of water for agricultural and urban uses be provided through surface water supplies.

- 3c. Sutter County has a long-term interest in protecting existing local water rights, promoting the development of new local water supplies, and discouraging transfer/export sales.
- 3d. Three of the four large Public Water Supply Systems reviewed have groundwater as their primary source.
- 3e. At the present time, adequate groundwater and surface water is available to meet future demand requirements.
- 3f. Existing water treatment and distribution systems are adequate for near-term demand requirements.
- 3g. Future development will likely require additional water treatment, distribution, and storage facilities.
- 3h. Portions of the County are affected by groundwater contamination problems. Some of the water quality problems are naturally occurring, while others have resulted from human activity; i.e., application of agriculture chemicals, improper or high density septic system installation, and wells that are not constructed or abandoned properly, or are poorly maintained.
- 3i. Additional groundwater studies will be necessary to accurately identify the limits of contamination.
- 3j. Developed areas with nitrate contamination problems will need a comprehensive remediation/protection strategy to maintain public health and to protect groundwater resources.

Goal

- 3.B To ensure the availability of an adequate and safe water supply for County residents and other end users of water in the County.

Policies

- 3.B-1 The County shall require proponents of new development to demonstrate the availability of a long term reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

- 3.B-2 The County shall approve new development based on the following guidelines for water supply:
- A. Urban and suburban development should rely on public water systems. In cases of existing lots where a public water system does not exist, or is not within 200 feet of the property, individual wells may be permitted.
 - B. Rural communities should rely on public water systems. In cases where no public water system exists, or is not within 200 feet of the property, individual wells may be permitted for infill development. The creation of new lots shall require a public water system (except for lands designated AG-RC).
 - C. Agricultural areas may rely on individual water wells.
- 3.B-3 The County shall require that public water supplies serving new development meet state water quality standards.
- 3.B-4 The County shall require that new individual wells meet County well construction and water quality standards.
- 3.B-5 The County encourages the protection of existing water rights of agencies and water providers within Sutter County. Out of area transfers should be discouraged if they could result in long-term losses in supply.
- 3.B-6 The County supports and encourages the creation of new water projects in appropriate locations that increase water supplies for urban, suburban and agricultural water users in Sutter County.
- 3.B-7 The County encourages the expansion of surface water distribution facilities to meet the needs of agricultural users.
- 3.B-8 The County encourages all local water districts with groundwater basins in their jurisdictions or multiple districts in one basin to prepare Groundwater Management Plans in accordance with AB 3030 legislation.

Implementation Programs

- 3.5 When areas of groundwater contamination are identified, the County shall develop plans and procedures to limit further contamination and to protect the public's health.

Responsibility: Community Services Department

- 3.6 The County shall review and revise as necessary, the County's well ordinance and development standards, to assure safe and sanitary water standards for wells.

Responsibility: Community Services Department

- 3.7 The County will respond as appropriate to requests from local water districts or the Nor Cal Water Association to help address existing regulations or proposed/pending legislation which affect Sutter County.

Responsibility: Community Services Department

Sewage Collection, Treatment and Disposal

Findings

- 3k. In general, existing community wastewater collection, treatment, and disposal systems in the County are capable of meeting the existing regulatory and service demands.
- 3l. Future development, even on septic systems which rely on Yuba City's treatment plant for the disposal of solids, will likely trigger a need for additional wastewater collection and treatment facilities.
- 3m. In general, the valley area that comprises most of Sutter County is not considered conducive to on-site sewage disposal. This is due to a number of factors including shallow soil and groundwater conditions and poor soil permeability. Additional urban or suburban growth in the unincorporated areas of the County should be supported by community wastewater treatment facilities.
- 3n. Water quality information for the communities of Sutter, Tierra Buena, and the Yuba City Urban Area indicates that moderate density use of septic systems can result in groundwater contamination. Community wastewater systems should be provided to these areas to protect public health and ensure continued use of developed properties.
- 3o. Areas outside the urban areas and rural communities will continue to rely on the use of on-site sewage disposal systems.

Goal

- 3.C To provide adequate wastewater collection and treatment and the safe disposal, including sludge and septage.

Policies

- 3.C-1 **New land divisions** shall be required to comply with the following guidelines for wastewater systems.
- A. Urban and suburban development within the Yuba City sphere of influence shall rely on public wastewater systems.
 - B. Lands designated as agricultural and ranchette may rely on individual sewage disposal systems.
 - C. Within existing rural communities and agricultural lands, all new lots shall meet *State Guidelines for Wastewater Disposal from Land Development*, published by the Central Valley Regional Water Quality Control Board. In addition, developers and/or property owners shall enter into an agreement with Sutter County stipulating that each property and future subdivided parcels shall be required to connect to a public sewer system once the sewer line that would serve that property is within 200 feet of the property line.
- 3.C-2 The County shall permit on-site sewage treatment and disposal on **existing lots** in rural communities and on lands designated for agriculture where all current sewage disposal standards and regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.
- 3.C-3 The County may permit on-site sewage treatment and disposal **on existing** lots in areas designated for suburban/urban development if no public wastewater system is available to serve the project. In cases where public systems are not available, design provisions will be required and projects will be conditioned to connect to a public system at such time it becomes available per UPC and/or county ordinance. Additionally, it shall be demonstrated that other suitable alternative systems have been considered and documented to be infeasible prior to using a standard septic tank and leachfield system.
- 3.C-4 The County shall continue the use of current scientifically based criteria in the review and approval of septic tank leach field systems for rural development.
- 3.C-5 The County will consider permitting alternative sewage disposal systems that have been approved by the Regional Water Quality Control Board with emphasis on reduction or elimination of any groundwater contamination that may otherwise occur from the use of conventional septic systems.

Implementation Program

- 3.8 The County shall review and revise as necessary regulations and standards governing on-site sewage disposal systems to protect the public's health and prevent groundwater and surface water contamination. Additionally, the County shall consider alternative systems proposed by project applicants if approved by the Regional Water Quality Control Board.

Responsibility: Community Services Department

Drainage

Findings

- 3p. Increases in total storm water runoff resulting from new development can create significant impacts on land owners in areas where storm water runoff accumulates.
- 3q. Certain previously performed drainage studies (Yuba City Urban Area) have provided good information for a specific area. The majority of the County does not have adequate drainage information available to support appropriate planning and design. Detailed information on flooding is lacking.
- 3r. Flood conditions are determined to exist in a number of areas. Of particular concern is the Yuba City Urban Area.

Goal

- 3.D To collect and dispose of storm water in a safe and efficient manner.

Policies

- 3.D-1 The County shall continue to require that all new development outside the Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) be protected from a 50 year storm event.
- 3.D-2 The County shall require new development to adequately mitigate increases in storm water flows and/or volume and to avoid cumulative increases in downstream flows.
- 3.D-3 The County shall discourage residential development in areas which are subject to inundation by surface water.
- 3.D-4 The County shall require that new development conforms to the appropriate County requirements and standards governing drainage.
- 3.D-5 The County shall require new development projects to provide adequate drainage facilities.

- 3.D-6 The County shall restrict new development in areas prone to flooding, or that have a seasonal high water table and/or water seepage problems, in order to prevent the contamination of ground and surface water by septic systems.

Implementation Programs

- 3.9 The County shall study the feasibility and benefits of preparing County-wide or specific area drainage plans that consider both rural and urban drainage needs.

Responsibility: Public Works Department

- 3.10 The County shall develop and adopt a drainage master plan(s) for the communities of Sutter, Trowbridge and Pleasant Grove.

Responsibility: Public Works Department

- 3.11 The County shall develop and adopt guidelines which set forth the procedures and standards to achieve a 50 year level of protection from local drainage systems. (*See Implementation Program 3.4*)

Responsibility: Public Works Department
Board of Supervisors

Solid Waste

Findings

- 3s. At its present rate of fill, the YSDI facility has capacity to 1996 or 1997. A new landfill to serve the Bi-County area has been approved on Ostrom Road in Yuba County with a 45-50 year capacity.
- 3t. Implementation of mandatory waste stream quantity diversions to meet the State AB 939 (Public Resources Code 41780) requirements will involve source reduction and recycling efforts to reduce waste stream quantities by a minimum of 25 percent by 1995 and 50 percent in the year 2000.
- 3u. A County-wide Household Hazardous Waste processing facility was opened in 1991 in Yuba City in an effort to eliminate household hazardous wastes from the waste stream.
- 3v. Both short-term and medium-term programs have been outlined in the Integrated Waste Management Plan for implementation in the Bi-County region and Gridley.

Goal

- 3.E To ensure the safe and efficient disposal or recycling of solid waste generated in Sutter County.

Policies

- 3.E-1 The County encourages the development of alternative energy production from solid waste products.
- 3.E-2 The County encourages the establishment of businesses in the County that will use recycled waste products.
- 3.E-3 The County shall continue to rely on the Regional Waste Management Authority to prepare and maintain a Regional Waste Management Plan for Sutter County.

Implementation Program

- 3.12 The County shall work with the Regional Waste Management Authority to implement the Regional Integrated Waste Management Plan.

Responsibility: Community Services Department
 Public Works Department

Law Enforcement

Finding

- 3w. The major issue facing the Sutter County Sheriff's Department is filling and maintaining an adequate number of sworn positions in the department to meet desired service levels.

Goal

- 3.F To protect the citizens of Sutter County from criminal activity and deter the incidence of crime.

Policies

- 3.F-1 The County shall maintain a sheriff force to protect the citizens and property within Sutter County. *(See Implementation Program 3.4)*
- 3.F-2 The Sheriff's Department shall encourage community based crime prevention efforts, and pursue regular communication with neighborhood and civic organizations.

Fire Protection

Finding

- 3x. The current fire protection levels of service are adequate to meet the County's existing needs. However, future growth in the County will require a re-evaluation of service needs.

Goal

- 3.G To minimize the risk of personal injury and property damage resulting from fire and provide for emergency medical response when, and to the extent, determined appropriate by the governing body.

Policies

- 3.G-1 The County shall continue to coordinate operations between fire service agencies to provide optimum protection and utilization of all fire suppression resources. *(See Implementation Program 7.5)*
- 3.G-2 The County will strive to ensure that all proposed development applications are reviewed for compliance with adopted fire safety standards. *(See Implementation Program 3.4)*
- 3.G-3 The County shall continue to promote standardization of operations among fire protection agencies and improvement of fire service levels. *(See Implementation Program 3.4) (See Implementation Program 7.5)*
- 3.G-4 The County shall encourage community participation and public education programs relating to fire safety and emergency response. County participation shall be contingent upon the availability of personnel.

Schools

Findings

- 3y. In addition to the significant increase in enrollment in the past several years, a 39.3% increase in K-12 enrollment is expected for Sutter County between 1992 and 2002.
- 3z. Several school districts in Sutter County are at or near capacity. The largest district (Yuba City Unified) has resorted to the use of portable classroom facilities, school impact fees, and year-round academic schedules, among other measures, as a solution to the chronic lack of classroom space and increased enrollment.

Goal

3.H To provide for the educational needs of Sutter County residents.

Policies

- 3.H-1 The County shall work cooperatively with local school districts and the Superintendent of Schools to address ongoing issues, including school capacities, overcrowding and facility needs.
- 3.H-2 The County shall encourage local school districts and the Superintendent of Schools to prepare and adopt quantitative service and facility standards for schools in Sutter County.
- 3.H-3 The County shall support local school district efforts to mitigate significant impacts of new development on school facilities, consistent with state law.
- 3.H-4 The County shall encourage the construction of residential subdivisions in logical phases that are coordinated with school facility expansion and/or construction.
- 3.H-5 The County shall encourage the Sutter County Superintendent of Schools, local school districts and Yuba College to aid economic development efforts through development of specific curriculum and programs designed to generate a technically sophisticated work force able to attract new industries and improve employment opportunities.
- 3.H-6 The County and the School District should work cooperatively to plan for the location of school sites in tandem with park sites for shared school and park use.

SECTION 4

CONSERVATION/OPEN SPACE - NATURAL RESOURCES

California state law requires that a conservation element be prepared as one of the seven mandatory elements of a general plan [Government Code Section 65302 (d)]. The purpose of the conservation element is to address the conservation, development, and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, fisheries, wildlife, minerals and other natural resources.

A general plan must also include an open space element [Government Code Section 65302 (e)]. An open space element is specifically required to consider open space for the preservation of natural resources (fish and wildlife habitat), open space used for the managed production of resources (food and fiber), open space for outdoor recreation including areas of scenic, historic and cultural value, and open space for health and safety. If desired, the open space and conservation elements can be combined into a single document because of the overlapping topics that each is required to address.

Topics addressed within this section include:

- Water
- Wetland and Riparian Areas
- Fish and Wildlife Habitat
- Vegetation
- Open Space for the Preservation of Wildlife Resources
- The Sutter Buttes
- Energy
- Gas and Mineral Resources
- Air Quality - General
- Air Quality - Transportation/Circulation

Corresponding technical information related to goals, policies, implementation programs and findings within this section can be found in Chapters 9 and 11 of the Background Report. Policies related to recreation and cultural resources can be found in Section 5 of this document. Policies related to agricultural resources can be found in Section 6. Together, all of these sections address the mandatory components of both the open space and conservation elements.

Water

Findings

- 4a. Water is a vital component of the agricultural industry for Sutter County.
- 4b. Several areas of the County have experienced pumping depressions of groundwater, some as a result of groundwater pumping in adjacent counties.

- 4c. Surface water supplies are critical to the preservation of Sutter County's agricultural industry as well as the conservation of groundwater resources.
- 4d. Preservation of local water rights is crucial to the long-term viability of both urban and agricultural uses in Sutter County.

Goal

- 4.A To preserve and protect the water resources of the County.

Policies

- 4.A-1 The County shall require development setbacks from all water courses.
- 4.A-2 The County shall strive to protect groundwater resources by:
 - A. Identifying and controlling sources of potential contamination.
 - B. Protecting groundwater recharge areas.
 - C. Discouraging overdraft.
 - D. Encouraging the preparation and implementation of groundwater management plans.
 - E. Encouraging regional coordination of issues related to the groundwater basins.
- 4.A-3 The County shall encourage water conservation practices, including drought-resistant landscaping, drip irrigation systems and the use of "graywater" for landscaping irrigation.
- 4.A-4 Monitoring of agricultural water runoff should be encouraged to ensure that pollutants are not being returned to the overall water system.

Wetland and Riparian Areas

Finding

- 4e. The Butte Sink is one of the largest riparian wetlands remaining in California.

Goal

- 4.B To protect wetland and riparian areas throughout Sutter County.

Policies

- 4.B-1 The County shall require new development to fully mitigate the loss of federally regulated wetlands to achieve a "no net loss" through any combination of avoidance, minimization, or compensation.

- 4.B-2 The County shall discourage direct discharge of surface runoff into wetland areas. New development shall be designed in such a manner that pollutants and siltation will not significantly affect wetlands.
- 4.B-3 The County encourages the preservation and restoration of natural wetland environments when feasible and practical as part of the development review process. Additionally, the County shall encourage and support the Resource Conservation District programs that facilitate these objectives if the programs do not significantly affect agricultural operations.
- 4.B-4 The County will encourage the creation and use of wetland mitigation banks as long as their creation and existence will not adversely impact existing and/or planned agriculture or urban development.

Implementation Programs

- 4.1 Where surface runoff drains directly into wetland and riparian environments, measures to reduce siltation and pollutant levels, consistent with applicable state and federal guidelines, shall be implemented.

Responsibility: Public Works Department
 Community Services Department

- 4.2 The County shall coordinate with the Resource Conservation District to support development and implementation of programs that facilitate the preservation and restoration of natural wetland environments.

Responsibility: Community Services Department

Fish and Wildlife Habitat

Findings

- 4f. The Sacramento and Feather Rivers provide critical habitat for a number of sensitive species as well as State and Federally listed species.
- 4g. Agricultural land uses provide limited but important habitat and forage opportunities for selected wildlife species.

Goal

- 4.C To protect and enhance habitats that support fish and wildlife species.

Policies

- 4.C-1 The County shall strive to preserve those areas of wildlife habitat designated "high habitat value" as shown on the biological sensitivity map in Chapter 9 of the Background Report.
- 4.C-2 The County shall encourage preservation and proper management of those areas designated "moderate habitat value" on the biological sensitivity map in Chapter 9 of the background report.
- 4.C-3 The County shall support the preservation and re-establishment of fisheries in the rivers and streams within the County.
- 4.C-4 The County should participate in the process of developing mitigation programs for threatened and endangered species to ensure that Sutter County's agricultural, economic, fiscal, and future urbanization and natural resource goals and policies are met.
- 4.C-5 The County supports the preservation and protection of waterfowl resources and their habitat.
- 4.C-6 The County encourages the preservation of existing wildlife corridors between natural habitat areas to maintain biodiversity and prevent the creation of biological islands. This would also include promoting the re-establishment of previous corridors where feasible.
- 4.C-7 The County encourages the preservation of rare, threatened or endangered animal species.

Vegetation

Findings

- 4h. Sutter County contains a variety of vegetation types that provide valuable habitat for many wildlife species.
- 4i. The portion of the Feather River, north of its confluence with the Bear River, supports the largest remaining contiguous example of mixed-riparian forest in the Central Valley.
- 4j. Sutter County contains very limited forested area that provides vital wildlife habitat in an otherwise intensively farmed county.
- 4k. Public projects, including public landscapes, parks and other public facilities offer opportunities for providing wildlife habitat.

Goal

- 4.D To preserve and protect the vegetation resources of Sutter County.

Policies

- 4.D-1 The County shall encourage the preservation of important areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.
- 4.D-2 The County encourages the preservation of rare, threatened, or endangered plant species.
- 4.D-3 The County shall require that new development projects avoid, to the maximum extent possible, ecologically-fragile areas (e.g. areas of rare, threatened or endangered species of plants, riparian areas, vernal pools).
- 4.D-4 The County shall strive to protect major groves of native trees located in the unincorporated areas of the County.
- 4.D-5 The County shall encourage the use of native and drought tolerant plant materials in all public and private revegetation/landscaping projects.

Implementation Programs

- 4.3 The County shall prepare a Preferred Plant Material List of native and drought tolerant plant materials. Public and private development projects shall incorporate plant materials from the Preferred Plant Material List within their landscape plans. (*See Implementation Program 3.4*)

Responsibility: Community Services Department

- 4.4 The County shall incorporate native and drought tolerant plant materials in future County buildings, facilities and parks.

Responsibility: Public Works Department

Open Space for the Preservation of Natural Resources

Goal

- 4.E To conserve, protect and enhance open space lands and natural resources in Sutter County.

Policy

- 4.E-1 The County shall support the preservation of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible.

The Sutter Buttes

Findings

- 4l. The Sutter Buttes comprise a unique biological resource that contain a variety of diverse habitats of high sensitivity.
- 4m. The Sutter Buttes have served as a point of cultural and historic significance in Sutter County.

Goal

- 4.F To preserve the Sutter Buttes and the agricultural uses that the Buttes support.

Policy

- 4.F-1 The County shall preserve the Sutter Buttes as an important agricultural, cultural, historical and ecological resource.

Implementation Programs

- 4.5 The County shall study the feasibility and desirability of developing conservation and preservation programs for the Sutter Buttes that will provide for long term protection of the resources and the basic property rights of the landowners.

Responsibility: Community Services Department

- 4.6 The County shall establish an annual monitoring and reporting program regarding development activity within or near the Sutter Buttes. Staff shall report to the Board each October on the reporting program.

Responsibility: Community Services Department

Energy

Findings

- 4n. Local energy needs can likely be met over the short-term (5-10 years) without new sources of energy development.
- 4o. New transmission line and substation development is not necessary in the short-term to serve expected growth.
- 4p. The primary considerations for the siting of new cogeneration facilities is fuel availability and the access to existing transmission lines.

- 4q. Air quality issues pose significant regulatory and environmental constraints to the development of new cogeneration and waste to energy facilities.

Goal

- 4.G To conserve energy resources in Sutter County.

Policy

- 4.G-1 The County shall encourage energy conserving land use forms and practices--such as compact, high density development projects; the provision of bikeways and pedestrian paths; proper solar orientation; and the incorporation of transit routes and facilities.

Gas and Mineral Resources

Findings

- 4r. The County has extensive natural gas resources. Continued production is likely.
- 4s. As of November 1995, Sutter County produces approximately five percent of all the natural gas produced in California from 252 wells in 19 gas fields.
- 4t. According to the California Division of Mines and Geology, the County does not contain any significant or substantial deposits of mineral resources.

Goal

- 4.H To encourage commercial resource extraction activities in locations where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.

Policies

- 4.H-1 The County shall require that the development of gas and mineral resources be designed and conducted in a manner to minimize incompatibility with nearby land uses.
- 4.H-2 The County shall prohibit the establishment of any new mining operations in the Sutter Buttes.
- 4.H-3 The County shall require that all new gas and mineral extraction projects be designed to provide a buffer between existing and/or likely adjacent uses.
- 4.H-4 The County shall require that all mining operations prepare and implement reclamation plans and provide adequate security to guarantee the proposed reclamation.

- 4.H-5 The County shall require that gas, and mineral extraction projects incorporate adequate measures to minimize impacts to local residents, county roadways, services and facilities.

Implementation Program

- 4.7 The County shall review and revise as necessary its ordinances governing gas and mineral extraction projects.

Responsibility: Community Services Department

Air Quality-General

Findings

- 4u. There are currently two sources of air quality problems in Sutter County: PM10 (inhaled particulate matter) and ozone.
- 4v. An overall increase in stationary and mobile emission sources will occur in Sutter County in spite of new, more stringent and improving emission control devices and retrofitting stationary emission sources.
- 4w. The direction and ultimate form of physical development in Sutter County will affect air emissions.
- 4x. Future Federal and State air quality requirements could reduce land use options for the County.

Goal

- 4.I To protect, maintain and improve the air quality in Sutter County.

Policies

- 4.I-1 The County shall support the Feather River Air Quality Management District (FRAQMD) in its development of improved ambient air quality monitoring capabilities and the establishment of appropriate standards and rules to address the air quality impacts of new development.
- 4.I-2 The County shall strive to submit development proposals to FRAQMD for review and comment in accordance with CEQA prior to consideration by the decision making body.

Implementation Program

- 4.8 The County shall continue to work with local, regional and state agencies in reviewing new development projects for conformity with local, state, and federal air quality regulations.

Responsibility: Community Services Department

Air Quality--Transportation/Circulation

Goal

- 4.J To integrate air quality planning with the land use and transportation planning process.

Policy

- 4.J-1 The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle and pedestrian modes in County planning processes and by requiring new development to provide adequate pedestrian and biking facilities.

Implementation Program

- 4.9 The County shall continue to work with FRAQMD, Sacramento Metropolitan AQMD, and California Air Resources Board (ARB), in incorporating local and regional clean air plans into County planning activities.

Responsibility: Community Services Department

SECTION 5

CONSERVATION/OPEN SPACE - RECREATION AND CULTURAL RESOURCES

As indicated in the previous section, a general plan must include an open space element [Government Code Section 65302(e)]. Among various topics, the open space element is specifically required to consider open space for outdoor recreation including areas of scenic, historic and cultural value.

California State Planning Law also allows local governments to adopt a recreation element as an optional element. The general plan may include a “comprehensive system of areas and public sites for recreation, including: 1) natural reservations, 2) parks, 3) pathways, 4) beaches, 5) playgrounds, 6) recreational community gardens, and 7) other recreation areas.” The intent of the statute is to provide a way for communities to determine their recreation needs and develop methods for satisfying them.

Topics addressed in this section include:

- Recreational Areas and Facilities
- Cultural Resources
- Customs/Culture

Corresponding technical information related to goals, policies, implementation programs and findings within this section can be found in Chapters 7 and 8 of the Background Report. This section has been prepared to address the recreation and cultural resources component of the open space element.

Recreational Areas and Facilities

Findings

- 5a. In-migration of new residents and historical growth patterns impact the supply and demand for recreation areas and facilities.
- 5b. The County has an unmet demand for organized trails systems (foot, bike, equestrian).
- 5c. Mechanisms to provide, operate and maintain recreational facilities are needed in the County.

Goal

- 5.A To provide adequate park and open space areas for passive and active recreational, social, educational and cultural opportunities for the residents of Sutter County.

Policies

- 5.A-1 The County shall strive to maintain and improve the distribution of local and regional parks to support the recreational needs of Sutter County residents.
- 5.A-2 The County shall strive to achieve and maintain a standard of 10 acres of parkland per 1,000 population. This target ratio should be further divided between neighborhood, community and regional parks according to the standards set forth in the County's park and recreation master plan.

Implementation Program

- 5.1 The County shall prepare a County park and recreation master plan that will address the following items (*see Implementation Program 3.4*):
- Definitions for Neighborhood, Community and Regional parks.
 - An inventory of various types of parkland and special facilities (e.g. museums, riding/hiking trails, etc.).
 - An evaluation of projected park and recreation needs, including proposed general locations for future sites and facilities.
 - Development standards and guidelines consistent with Yuba City park standards and guidelines for new parks within the Yuba City sphere of influence, and modified standards for areas located outside of city spheres.
 - Identification of potential funding sources for purchase and maintenance of parks and recreation areas, including but not limited to a County-wide assessment and area specific assessment districts.
 - Guidelines for the creation of wildlife habitat and use of native vegetation within the County's park facilities.

Responsibility: Public Works Department
 Community Services Department
 Parks and Recreation Advisory Commission

Cultural Resources

Findings

- 5d. A limited portion of the County has been surveyed for prehistoric, historic, cultural and archaeological resources.

- 5e. Sutter County has two registered California Historical Landmarks, twenty-one Points of Interest and a number of other sites considered to have local or county-wide historic and cultural significance.

Goal

- 5.B To identify, protect and enhance Sutter County's important historical, archeological and cultural sites.

Policies

- 5.B-1 The County shall encourage the preservation of historic sites, buildings, structures, and objects in addition to points of historical interest as identified in the Background Report.
- 5.B-2 The County should promote the registration of historic sites, buildings, structures and objects in the National Register of Historic Places, and inclusion in the California State Office of Historic Preservation's California Points of Interest and California Inventory of Historic Resources.
- 5.B-3 The County shall solicit the views of the local Native American community in the cases where development may result in disturbance to sites containing evidence of Native American activity and/or tombsites of cultural importance.

Implementation Programs

- 5.2 The County shall require that an archeological reconnaissance be conducted and a report be prepared for development projects located in areas of high archeological sensitivity.

Responsibility: Community Services Department

- 5.3 The County shall encourage the use of an architectural historian or other qualified expert to evaluate buildings, structures, and objects for development projects in areas with potential historic significance.

Responsibility: Community Services Department

- 5.4 The County should strive to maintain its inventory of historic sites, buildings, structures and objects of local or county-wide historic significance and include them in the next Comprehensive General Plan Update.

Responsibility: Community Services Department

Customs/Culture

Findings

- 5f. Agriculture continues to be the predominant land use and the economic and cultural base for Sutter County.
- 5g. The County's customs, culture and economic base are reflected throughout the Land Use, Economic, and Cultural Resources Chapters of the Background Report.

Goal

- 5.C To enhance and protect local customs, culture, economic base and property rights.

Policy

- 5.C-1 The County shall strive to ensure that federal or state actions do not adversely affect or conflict with the County's General Plan policies and land use controls.

Implementation Program

- 5.5 Maintain and update the County's Home Rule resolution as deemed appropriate. Monitor federal activities to ensure compliance with the National Environmental Protection Act (NEPA) so that local customs, culture, and economic base are not significantly affected by federal actions. Track federal actions to ensure reconciliation of inconsistencies with the County's General Plan. Sutter County should seek to establish Memorandums of Understanding with federal agencies involved in managing lands or considering projects that may impact the County.

Responsibility: Community Services Department
 County Administrative Office

SECTION 6

AGRICULTURAL RESOURCES

California state law requires that a general plan address agricultural resources in a variety of ways. The location and extent of agricultural land and resources must be addressed within the land use element. In addition, the conservation element must address the development and utilization of natural resources including soils, and the open space element is required to consider open space used for the managed production of resources including food and fiber [Government Code Sections 65302 (a), (d), (e) and 65560 (b)(2)]. Due to the prominence and importance of agriculture within Sutter County, the majority of goals, policies and implementation programs relating to this resource have been consolidated into a single section.

Topics addressed in this section include:

- Protection and Enhancement of Agricultural Resources
- Economic Development Strategies for Agricultural Industries

Corresponding technical information related to goals, policies, implementation programs and findings within this section can be found in Chapters 2 and 9 of the Background Report. This section has been prepared to address the agricultural resource components of the open space and conservation elements.

Policies specifically related to reducing or eliminating conflicts and buffering between agricultural and urban/suburban uses can be found within Section 1 of the Policy Document. The General Plan Land Use Diagram also depicts the location and extent of areas designated for agriculture throughout the County.

Protection and Enhancement of Agricultural Resources

Findings

- 6a. Between 1987 and 1992, the number of farms and acres of farmland in Sutter County decreased, while the total value of farm products increased. However, the amount of developed land remains below 4% of the total County land area.
- 6b. Prime agricultural lands and lands of statewide significance total 275,998 acres or roughly 71% of the total area of Sutter County.
- 6c. The County's agriculturally related economic base could be jeopardized by the conversion of agricultural land to urban uses and through incremental divisions of agricultural land for rural residential uses unless appropriate measures are taken.
- 6d. Urbanization often results in conflicts between agricultural and non-agricultural land uses.

Goal

6.A To preserve high quality agricultural land for agricultural purposes.

Policies

6.A-1 The County shall preserve agriculturally-designated areas for agricultural uses and direct non-agricultural development to areas designated for urban/suburban growth, or rural communities and/or cities.

6.A-2 The County shall balance the needs of proposed urban and suburban development with the need to preserve agricultural lands.

6.A-3 The County shall encourage agricultural land owners to provide farm labor housing for persons employed in agriculture.

6.A-4 A landowner shall be allowed to separate his or her homesite from the original parcel. Additionally, homesites for landowner's sons or daughters shall be permitted as long as it is clearly documented that the family member is involved in the family farming operation. Divisions for this purpose shall provide for cluster housing and minimize acreage removed from farming. Applicants requesting divisions that would not provide for cluster housing shall be required to provide evidence of a physical constraint on the property that would show cluster housing is not possible or is infeasible. Development rights shall be granted to Sutter County or its designee for the remaining agricultural lands. Densities shall be limited to those permitted by the underlying agricultural land use designation.

6.A-5 The County shall require that developers proposing to use lands in the Natomas Basin as habitat conservation areas or mitigation for development demonstrate that these areas will not adversely impact existing or planned agricultural uses.

6.A-6 Minimum parcel sizes in agriculturally designated areas shall be 20 acres in those areas containing orchard compatible soil and 80 acres in those areas with soils used primarily for row crops, field crops, and range land as shown on the Land Use Diagram. Historical uses and physical boundaries may be considered on a case by case basis. All parcels resulting from subdivisions or parcel maps shall contain the minimum required acreage for land use designation. Homesite parcels, as permitted in Policy 6.A-4, shall not exceed 2 acres unless the Environmental Health program grants a waiver for sewage disposal, in which case the parcel may be allowed for up to 5 acres. Remainder parcels shall meet the minimum parcel size of the agricultural land use designation.

6.A-7 Agriculturally designated parcels (not located in a rural community) which do not meet the minimum acreage requirement, as specified by the land use policies of the General Plan, may be adjusted by lot line adjustment pursuant to §65412(d) of the Government Code under the following conditions as specified in the Zoning Code:

- a. Are in conformance with the General Plan policies for homesites; or

- b. Are for agricultural support facilities that have been approved by use permit; or
- c. Are necessary in order to comply with the requirements of the Sutter County Ordinance Code provision pertaining to Environmental Health, Zoning, or Building regulations for the maintenance or expansion of existing improvements, or
- d. Are an adjustment between two adjoining lots, one or both of which are less than 20 or 80 acres in area as identified on the General Plan land use diagram.

6.A-8 Where multiple agricultural land use designations are shown on a single parcel of land, the specific location of the boundary separating the designations shall be based on the soil characteristics contained in the USDA Soil Survey for Sutter County.

6.A-9 An Agriculture Preserve subdivision proposal shall not result in the creation of more residential parcels than would be permitted by the density established by the existing General Plan agricultural land use designation (i.e. one residence per 20 or 80 acres). Remaining acreage not used for residential parcels shall be contained in one agricultural preserve parcel. The Agriculture Preserve designation should only be considered in cases where, under the existing development standards of the subject property, the property owner would be able to divide to the desired number of residential lots without approval of a variance.

6.A-10 Residential parcels proposed by an Agriculture Preserve subdivision shall not exceed 2 acres, unless the Environmental Health Division grants a waiver for sewage disposal, in which case the parcel may be allowed for up to 5 acres. If a waiver is granted, the parcel shall be the minimum size that is necessary to satisfy Environmental Health requirements.

6.A-11 Residential parcels proposed by an Agriculture Preserve subdivision shall not adversely affect surrounding agricultural operations. The proposal shall comply with the criteria specified in the Zoning Code which includes clustering of the residential parcels, providing a residential exclusion area and vegetative buffer on the residential parcels, and conveyance of residential development rights for the agricultural preserve parcel to the County.

Implementation Programs

6.1 The County shall review and revise as necessary the ordinances and procedures governing the establishment of farm labor housing and the creation of homesite parcels in the areas designated for agriculture. This shall include amendment of the Zoning Code to reflect the General Plan policies limiting overall densities for homesite parcels in the agricultural districts to those densities permitted by the underlying land use designations.

Responsibility: Community Services Department

6.2 The County shall investigate establishing a verification and monitoring program in order to minimize abuse of its homesite parcel policies. Such a program may include additional

suggested restrictions on future sales and transfers of the resultant parcels. Emphasis shall be placed on compliance with the intent of the applicable policies.

Responsibility: Community Services Department

6.3 The County shall establish a process and criteria to allow limited conversion of agricultural land to urban and suburban uses. This process and criteria may include such concepts as:

- A finding that the conversion will not be detrimental to existing agricultural operations within the vicinity
- A determination that the land to be converted is contiguous to existing areas designated for urban and suburban uses/densities.
- A finding that adequate development opportunities are not available within the areas currently designated for urban and suburban growth
- Approval of a general plan amendment and rezone application

Responsibility: Community Services Department

6.4 The County shall conduct a study to determine the feasibility and appropriateness of adopting mitigation fees and/or dedication of development rights to address the impacts of agricultural land conversion.

Responsibility: Community Services Department

6.5 The County shall conduct a study to determine the feasibility and appropriateness of implementing permanent preservation program(s) to protect agricultural lands. Programs such as conservation easements, transfer of development rights, and purchase of development rights should be considered.

Responsibility: Community Services Department

Economic Development Strategies For Agricultural Industries

Finding

6e. The agricultural industry continues to provide a substantial portion of the economic base for Sutter County.

Goal

6.B To facilitate preservation, growth and expansion of agricultural industries within Sutter County.

Policies

6.B-1 The County shall support the development of agricultural production, processing and distribution industries within Sutter County.

- 6.B-2 The County shall encourage local processing of agricultural products grown in Sutter County and other locations.
- 6.B-3 The County shall encourage the continued operation and expansion of existing agricultural industries.
- 6.B-4 Efforts to expand foreign markets for the export of local agricultural products shall be encouraged.
- 6.B-5 The County shall encourage the Yuba-Sutter Economic Development Corporation and the Chamber of Commerce to promote and market Sutter County as a profitable location for agricultural businesses and processors.
- 6.B-6 Promotional activities that support the agricultural industry, such as agricultural related festivals and farmers' markets, shall be encouraged.
- 6.B-7 Organizations such as 4-H or school related programs which expose local youth to agricultural activities and issues shall be encouraged.

Implementation Programs

- 6.6 The County shall review and revise as necessary the ordinances and procedures governing the establishment of agricultural processing and agricultural support industries, including manufacturing, in the areas designated for agriculture.

Responsibility: Community Services Department

- 6.7 The County shall respond as appropriate to requests from the Farm Bureau and other agricultural interest groups to address state or federal legislation or other issues which may have an impact on agricultural operations within Sutter County.

Responsibility: Community Services Department
Agricultural Commissioner

- 6.8 The County shall explore the feasibility and desirability of developing formal incentive packages that could be marketed to both existing and new agricultural industries. Incentives to be considered may include but are not be limited to: Expedited permit processing, tax incentives and reduced development impact fees.

Responsibility: County Administrator's Office
Yuba-Sutter EDC
Community Services Department
Assessor's Office

SECTION 7

HEALTH AND SAFETY

A safety element is one of the mandatory elements of a general plan. It must address the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunامي, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; wild land and urban fires [Government Code Section 65302 (g)]. The intent of the safety element is to document potential hazards that must be considered in planning the location, type and density of development. A major objective of this element is to reduce loss of life, injuries and property damage which could result from geologic, fire and flooding hazards.

Topics addressed within this section include:

- General Health and Safety
- Seismic and Geologic Hazards
- Flood Hazards
- Fire Hazards
- Airport Hazards
- Hazardous Materials

Corresponding technical information related to the goals, policies, implementation programs and findings within this section can be found in Chapter 10 of the Background Report.

General Health and Safety

Findings

- 7a. The County is subject to several hazard types that could affect public safety to varying degrees. These include flooding, structural and wildland fires, potential fault movement, earthquake induced ground shaking and expansive soils.
- 7b. With the exception of the Sutter Buttes, Sutter County has low levels of radon.
- 7c. Other agencies outside of the County have major influences on the safety of selected structures and buildings in Sutter County. These include the State's Office of the State Architect (for public schools), Office of Statewide Health Planning and Development (for hospitals), the Department of Water Resources for some flood control projects, and others. Some federal agencies, especially the Corps of Engineers (for flood control projects), General Services Administration (for federal buildings), and others share the responsibility for structural safety in Sutter County.

Goal

7.A To protect the health and safety of County residents.

Policy

7.A-1 The County shall discourage actions which aggravate or increase the threat to life or property.

Seismic and Geologic Hazards

Findings

- 7d. Sutter County is not in an area of active earthquake faults or recent seismic activity.
- 7e. Potential earthquakes on active regional faults could cause moderate seismic shaking in Sutter County causing damage in the County.
- 7f. A series of small potentially active faults are located within the Sutter Buttes.
- 7g. Portions of the County paralleling the rivers have a generally high potential for liquefaction or amplification of ground motion during a major earthquake.
- 7h. The identification and assessment of geologic hazards is in the public interest.
- 7i. Geologic hazards limit land development capabilities.
- 7j. Erosion of surface materials depends on slope, soil, vegetation, precipitation and development.
- 7k. High water levels during flooding can cause significant erosion and other problems for valley farming areas.
- 7l. Subsidence of ground surfaces can cause damage in areas where there are extensive withdrawals of groundwater and gas.
- 7m. Landslide hazards depend on slope, soil, bedrock, vegetation, precipitation, and proximity to areas undergoing rapid erosion.
- 7n. Basins and basin rims in the County in which the soils contain large amounts of clay may result in structural damage from soil shrinking and swelling with changes in moisture content.

Goal

- 7.B To minimize the risk of personal injury and property damage due to seismic and geological hazards.

Policies

- 7.B-1 Where geologic hazards exist from landslides, the County should designate the land as open space or agriculture.
- 7.B-2 The County may require the preparation of a soils engineering and/or geologic-seismic analysis prior to permitting development in areas of geologic or seismic hazards (i.e., groundshaking, landslides, liquefaction, expansive soils).

Implementation Program

- 7.1 The County shall continue to enforce provisions of the Uniform Building Code which address seismic design criteria.

Responsibility: Community Services Department

Flood Hazards

Findings

- 7o. Sutter County is located between the Sacramento River and the Feather River and is bisected by the Sutter Bypass.
- 7p. Sutter County has experienced flooding that has resulted in loss of property and crops.
- 7q. There are 10 large dams on various rivers within Northern California that have the potential to cause significant flooding in Sutter County if any were to fail.
- 7r. Most of Sutter County is at risk from flooding should levee or flood control systems fail. Measures outlined in the County's Dam Evacuation Plan, Slow Rise Flood Threat Plan, and applicable sections of the Sutter County Emergency Response Plan will be applied to address various flood related episodes.

Goal

- 7.C To minimize the risk of personal injury, property damage and the economic and social disruptions associated with floods.

Policies

- 7.C-1 The County shall continue to participate in the Federal Flood Insurance Program.
- 7.C-2 When new development or substantial improvement of existing development occurs within a special flood hazard area, as defined by the Federal Emergency Management Agency (FEMA), the development or improvement shall comply with the County Flood Damage Prevention Regulations.
- 7.C-3 The County shall coordinate efforts with local, regional, state, and federal agencies to maintain the existing levee system to protect life and property from the Intermediate Regional Flood (100 year event).

Implementation Programs

- 7.2 The County shall develop and implement a set of flood damage prevention regulations that will apply to all development and improvement activities within special flood hazard areas of the County.

Responsibility: Public Works Department

- 7.3 The County shall continue to maintain flood hazard maps and other relevant floodplain data and shall revise this information as necessary.

Responsibility: Public Works Department

- 7.4 The County shall annually review its Dam Evacuation Plan, Slow Rise Flood Threat Plan, and applicable sections of the County Emergency Response Plan.

Responsibility: County Administrator
Community Services Department

Fire Hazards

Findings

- 7s. The Sutter Buttes and the "river bottoms" are susceptible to wildland fires, however, neither pose unreasonable fire risks to any rural community or urbanized area within Sutter County.
- 7t. Growth in the urban area will not necessarily result in "new" fire hazards but most likely an increase in the demand on existing fire protection services.
- 7u. Residential development outside the urban area has the potential to degrade fire protection services.

- 7v. Based on consultations with the State Office of Emergency Services and the California Department of Forestry and Fire Protection, neither the Sutter Buttes, nor the river bottoms pose an unreasonable risk from wildland or urban fires.

Goal

- 7.D To minimize the risk of personal injury and property damage resulting from fire.

Policies

- 7.D-1 The County will submit development proposals, in the unincorporated areas of the County, to the appropriate fire agency.
- 7.D-2 The County shall require that new development, at a minimum, meets state standards for fire protection.

Implementation Program

- 7.5 The County shall periodically evaluate fire protection services in the County to determine if fire protection resources are being effectively utilized. (*See Implementation Program 3.4*)

Responsibility: Community Services Department

- 7.6 The County shall submit all amendments to the General Plan to the appropriate fire agencies to identify emerging patterns of development and to obtain feedback from the fire agency as to the potential locations for new fire stations.

Responsibility: Community Services Department

- 7.7 The County shall update its Fire Codes by implementing the mandatory portions of the most recent state and national standards (UFC, NFC and NFPA). The County shall also review and adopt, as determined appropriate by the County Board of Supervisors to meet the needs and conditions in Sutter County, the discretionary portions of the most recent state and national standards. The governing bodies of separate fire agencies may adopt the County's standards, or may adopt more or less stringent standards as determined appropriate to meet the needs and conditions unique to that agency.

Responsibility: Community Services Department
Board of Supervisors

- 7.8 The County shall continue to require the installation and maintenance of smoke detection and sprinkler systems in all new structures within the County as required by state law or as determined appropriate by the Board of Supervisors.

Responsibility: Community Services Department

Airport Hazards

Findings

- 7w. The Board of Supervisors has adopted a master plan for the County's public airport operations.
- 7x. The Board of Supervisors has considered safety for the County's public airport and has a plan and facility commensurate with their current types of aircraft and numbers of aircraft operations.
- 7y. Airports serving only agricultural uses are exempt from regulation by the Airport Land Use Commission. These airports may have significant operations and should be considered when reviewing development proposals.

Goal

- 7.E To minimize the risk of personal injury and property damage resulting from airport hazards.

Policies

- 7.E-1 The County shall require that new development around airports does not create a safety hazard.
- 7.E-2 The County shall limit land uses in airport safety zones to those listed in the applicable airport comprehensive land use plan (CLUP).

Implementation Program

- 7.9 The County shall review all new development projects within overflight zones affecting Sutter County for consistency with the applicable airport Comprehensive Land Use Plan (CLUP).

Responsibility: Community Services Department

Hazardous Materials and Wastes

Finding

- 7z. With the additional burden on County Government due to new and changing regulations in Hazardous Waste, Hazardous Materials and Emergency Response, current financial and human resources are inadequate to deal with all of the requirements associated with these programs.

Goal

- 7.F To minimize the risk of personal injury, property damage, and environmental degradation resulting from the use, transport, disposal, and release/discharge of hazardous materials.

Policies

- 7.F-1 The County shall ensure that the use and disposal of hazardous materials complies with appropriate federal, state and local requirements.
- 7.F-2 The County shall maintain and implement a Sutter County Hazardous Waste Management Plan (SCHWMP) consistent with the requirements of state law.
- 7.F-3 Review of all proposed development projects that manufacture, use or transport hazardous materials shall be coordinated between the County and appropriate state and federal agencies.
- 7.F-4 The County shall require that development proposals that will generate hazardous waste or utilize hazardous materials provide a hazardous waste business and emergency plan pursuant to state law.
- 7.F-5 The County shall coordinate as necessary with appropriate state and federal agencies to facilitate remediation of known hazardous waste sites.

Implementation Programs

- 7.10 The County shall update and implement the County Hazardous Waste Management Plan as necessary. The plan shall address the following: hazardous waste generators; emergency response programs; transportation, storage, collection, treatment, disposal of hazardous waste generated in Sutter County; the siting of hazardous waste facilities; and enforcement activities.

Responsibility: Community Services Department

- 7.11 The County shall update and maintain a Hazardous Materials Emergency Response Plan.

Responsibility: Community Services Department

- 7.12 The County shall periodically evaluate the effectiveness of the organizational structure (i.e. agency roles, responsibilities, interface with the public) and procedures by which mandated hazardous materials programs are implemented so that maximum efficiency and public protection can be achieved.

Responsibility: County Administrative Office
Community Services Department
Agricultural Commissioner

- 7.13 The County shall continue to review proposals for transfer, treatment, storage and disposal facilities that will handle hazardous materials or wastes and refer them as necessary to appropriate state and federal agencies.

Responsibility: Community Services Department

- 7.14 Hazardous materials complaints and evidence of possible hazardous conditions shall be reviewed and referred as necessary to appropriate state and federal agencies.

Responsibility: Community Services Department
Agricultural Commissioner

SECTION 8

NOISE

As one of the seven mandatory elements of a general plan, the noise element's purpose is to establish policies and implementation programs to limit community exposure to excessive noise levels. Government Code Section 65302 (f) requires that a noise element "analyze and quantify to the extent practicable ... current and projected noise levels for all of the following sources: Highways and freeways; primary arterials and major local streets; passenger and freight on-line railroad operations and ground rapid transit systems; commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operations; local industrial plants, including but not limited to, railroad classification yards, and any other ground stationary noise sources identified by local agencies as contributing to the community noise environment."

Topics addressed in this section include:

- General Noise Related Goals, Policies and Implementation Programs
- Noise Level Standards For Non-Transportation Sources
- Land Use Compatibility Guidelines for Development
- Maximum Allowable Noise Exposure From Transportation Sources

Corresponding technical information related to the goals, policies, implementation programs and findings within this section can be found in Chapter 12 of the Background Report.

General

Findings

- 8a. In general, existing noise conflicts are very few in unincorporated Sutter County.
- 8b. The predominant noise sources in Sutter County are mobile, including motor vehicles, aircraft, and trains. In particular, four major State Highways (i.e., Highways 20, 99, 70 and 113) and many other lesser roadways have major influences on the County noise environment.
- 8c. Portions of the County are exposed to noise from stationary sources, primarily industrial, agricultural or commercial facilities. Natural gas extraction facilities, SWECO Products, the commercial/industrial area located at George Washington Boulevard and State Route 20 are representative of major types of stationary noise sources present in the County.
- 8d. Several noise measurements were conducted at various locations throughout the County near both roadways and stationary sources.

- 8e. Not all land uses are equally affected by noise. Land uses that are identified as noise sensitive include: residences of all types, schools, libraries, churches, hospitals, and health care facilities.
- 8f. Sensitive receptors which may currently be experiencing noise problems would include:
- Residences adjacent to State Route 99, Walton Avenue, Franklin Road, Richland Road, Lincoln Road, and Bogue Road in the area roughly bounded by the Yuba City limits, Bogue Road, Sanborn Road and Franklin Road.
 - Residences east of George Washington Boulevard between Lincoln Road and Franklin Road.
 - Residences adjacent to Franklin Road between Lindsey Lane and El Margarita Road.
 - Residences adjacent to George Washington Boulevard on Lynwood Drive and Hillview Drive.
 - Residences southeast of the State Route 20/Township Road intersection.
 - Residences adjacent to State Route 20 between El Margarita Road and Harter Road.
 - Residences adjacent to Butte House Road between Delle Drive and Hooper Road.
- 8g. No noise sensitive land uses exist in the unincorporated County that are exposed to excessive aircraft noise near the Sutter County Airport. The Rio Ramaza mobile home subdivision and some scattered residences in the South County area are exposed to aircraft noise levels from the Sacramento International Airport that are in excess of 60 CNEL.
- 8h. Outside the incorporated urban areas there are a few scattered farm residences located within the 60 L_{dn} contour line.

Goal

- 8.A To protect County residents from the harmful effects of exposure to excessive noise.

Policies

- 8.A-1 The County shall not allow development of new noise-sensitive land uses where the noise level due to non-transportation noise sources will exceed the noise level standards shown on Table 7 at the property line of the new noise sensitive land use unless noise mitigation measures have been incorporated into the project design to achieve the required standard.
- 8.A-2 The County shall require that new non-transportation noise sources be mitigated to the noise level standards shown in Table 7.

TABLE 7
NOISE LEVEL STANDARDS
 New Non-Transportation Sources

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Leq, dB	50	45
Maximum level, dB	70	65

- 8.A-3 The feasibility of proposed development projects with respect to existing and future transportation noise levels shall be evaluated against the noise guidelines in Table 8.
- 8.A-4 New development of noise-sensitive land uses shall not be permitted in areas exposed to noise levels from transportation noise sources which exceed the levels specified in Table 9, unless the project design includes noise mitigation to achieve the required standard.
- 8.A-5 Noise created by new transportation noise sources, including roadway improvement projects, should be mitigated so as not to exceed the levels specified in Table 9.

TABLE 8

LAND USE COMPATIBILITY GUIDELINES FOR DEVELOPMENT

Land Use Category		Community Noise Exposure Ldn or CNEL, dB						
		55	60	65	70	75	80	
Residential, Theaters, Meeting Halls, Churches, Auditoriums	A.							
	C.A.							
	U.							
Transient Lodging, Motels, Hotels	A.							
	C.A.							
	U.							
Schools, Libraries, Hospitals, Child Care, Museums	A.							
	C.A.							
	U.							
Playgrounds, Neighborhood Parks, Amphitheaters	A.							
	C.A.							
	U.							
Office Buildings, Business, Commercial and Professional	A.							
	CA.							
	U.							
Industrial, Utilities, Manufacturing, Agriculture	A.							
	C.A.							
	U.							
Golf Courses, Riding Stables, Outdoor Spectator Sports	A.							
	C.A.							
	U.							

A. Acceptable C.A. Conditionally Acceptable U. Unacceptable

TABLE 9
MAXIMUM ALLOWABLE NOISE EXPOSURE
Transportation Noise Sources

Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	Ldn/ CNEL,dB	Ldn/CNEL,dB	Leq, dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums	---	--	35
Churches, Meeting Halls	60 ³	--	40
Office Bldgs.	---	--	45
Schools, Libraries, Museums	---	--	45
Playgrounds, Neighborhood Parks	70	--	--

Source: U.S. EPA and California Sound Transmission Control Standards

1. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
2. As determined for a typical worst-case hour during periods of use.
3. Where it is not possible to reduce noise in the outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 62.5 dB Ldn/CNEL may be allowed provided that available exterior noise reduction measures have been implemented and interior noise levels are in compliance with this table.

- 8.A-6 Where proposed non-residential development projects are likely to produce noise levels exceeding the performance standards of Table 7 at existing or planned noise-sensitive uses, the County shall require the submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design.

Implementation Programs

- 8.1 The County shall develop procedures to ensure that new development projects or changes to existing projects adhere to the noise standards contained in the noise element.

Responsibility: Community Services Department

- 8.2 The County shall continue to enforce the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).

Responsibility: Community Services Department

- 8.3 The County shall develop criteria outlining specific items that must be addressed within an acoustical analysis for individual development projects.

Responsibility: Community Services Department

SECTION 9

RURAL COMMUNITIES AND AREA PLANS

Overview

This section of the Policy Document is considered a subsection of the land use element. However, it is physically separated from Section 1 because the policies and guidelines it contains only pertain to very specific portions of the County. These areas include both the rural communities and locations where specific Area or Community Plans have been adopted.

Within the unincorporated area of the County there are seven rural community areas that could provide rural and suburban development. These areas include:

Meridian
Nicolaus
East Nicolaus
Rio Oso
Robbins
Sutter
Trowbridge

Due to the unique characteristics of each rural community, additional land use planning for these areas will be carried out on an individual basis.

The present community boundaries and land uses for these communities are identified on the Sutter County Land Use Diagrams. The current theoretical build out or holding capacity for each of the rural communities follows on Tables 10 through 16. Policies which relate to one or more specific communities have also been identified.

Community of Sutter

Finding

- 9a. Public facility and service constraints limit urban development in several areas of the County. These constraints include septic tank limitations, water quality concerns and storm drainage problems.

Goal

- 9.A To facilitate orderly, balanced and diversified growth within the community of Sutter.

Policies

- 9.A-1 Densities for the community of Sutter shall not exceed those identified below, until such time as public sewer becomes available. When public sewer becomes available, the residential densities may become consistent with those permitted under the County-wide Land Use Diagram. Specifically, the following land use designations would be affected:
- A. AG-RC - No division of land. (No change with sewer)
 - B. Estates Residential - Current densities shown on Figure 2
 - .5 to 1 dwelling unit per acre (.5 to 3 du/ac with sewer);
 - 2.5 dwelling units per acre (.5 to 3 du/ac with sewer);
 - No divisions permitted on school sites or the cemetery (no change with sewer).
 - C. Low Density Residential - Two to four dwelling units per acre. (2 to 8 du/ac with sewer)
- 9.A-2 Lands that have an “Urban Reserve” designation within the community of Sutter cannot be developed for urban or suburban purposes until such time as public facilities and services including but not limited to public water, sewer and storm drainage facilities are available or constructed concurrently with development. During the interim period until those facilities are available, the Agricultural 20 general plan designation and AG zoning shall apply in those areas.
- 9.A-3 The County shall permit on-site sewage disposal on existing lots within the existing community of Sutter where all current sewage disposal regulations can be met until such time a public wastewater disposal system is available.

Rural Communities - General

Goal

- 9.B To adequately plan for the future needs of the County’s rural communities.

Policy

- 9.B-1 The rural communities within the County shall not be expanded for additional growth beyond current community boundaries until such time as a plan for expansion is completed that contains analysis of and provisions for public services and facilities.
- 9.B-2 Parcels located within rural communities which do not meet the minimum acreage requirement, or exceed the maximum acreage requirement, as specified by the land use

policies of the General Plan, may be adjusted by lot line adjustment pursuant to §66412(d) of the Government Code under the following conditions:

- a. For any adjustment involving parcels that do not meet the minimum parcel size as identified on the General Plan land use diagram, the size of the smallest resultant parcel shall not be smaller than the size of the smallest parcel prior to the lot line adjustment; and
- b. No parcel meeting the minimum parcel size as identified on the General Plan land use diagram shall be diminished to a size less than the minimum parcel size as identified on the land use diagram.

TABLE 10

MAXIMUM HOLDING CAPACITY FOR THE RURAL COMMUNITY OF SUTTER

Land Use Designation	Acres ¹	Minimum Lot Area in Acres	Dwelling Units (du) Per Acre		MAX FAR	Potential Lots ²	Total Potential Units		Potential Square Feet
			Min.	Max.			@ min du/ac	@ max du/ac	
Agriculture Rural Community	77	2.5	One du per lot		.8 ³	30	30	30	N/A
Estates Residential	250	.33	.5	3	.2	662 ⁴	125	750	N/A
Low Density Residential	614.2	.115	2	8	.8	4,272 ⁵	1,228	4,913	N/A
Commercial	55.9	.115	0	0	.5	388 ⁵	N/A	N/A	974,002
Industrial	693.6	.23	0	0	.8	2,412 ⁵	N/A	N/A	19,336,458
Total	1,690.7					7,764	1,383	5,693	20,310,450

1. All acreage figures are gross.
2. This number represents the maximum number of lots that could result from development utilizing minimum lot area requirements and that are served with public sewer and water.
3. Non residential uses.
4. Represents maximum lot yield with a 12.5% infrastructure factor.
5. Represents maximum lot yield with a 20% infrastructure factor.

Sutter Area



0 1000 2000
SCALE IN FEET

REVISIONS

Resolution No.	Adoption Date
96-105	11/25/96
98-2	1/14/98
98-82	10/13/98
99-23	3/30/99
99-64	8/10/99
99-84	11/23/99
00-22	3/02/00
00-43	5/09/00
00-93	12/12/00
01-005	2/13/01

LEGEND	
FPARC	FOOD PROCESSING, AGRICULTURAL AND RECREATIONAL COMBINING
AG-RC	AGRICULTURE-RURAL COMMUNITY
AG-20	AGRICULTURE-20 ACRE MINIMUM PARCEL SIZE
AG-80	AGRICULTURE-80 ACRE MINIMUM PARCEL SIZE
ER	ESTATES RESIDENTIAL
LDR	LOW DENSITY RESIDENTIAL
COM	COMMERCIAL
IND	INDUSTRIAL
OS	OPEN SPACE
RAN	RANCHETTE
(UR)	URBAN RESERVE AREA

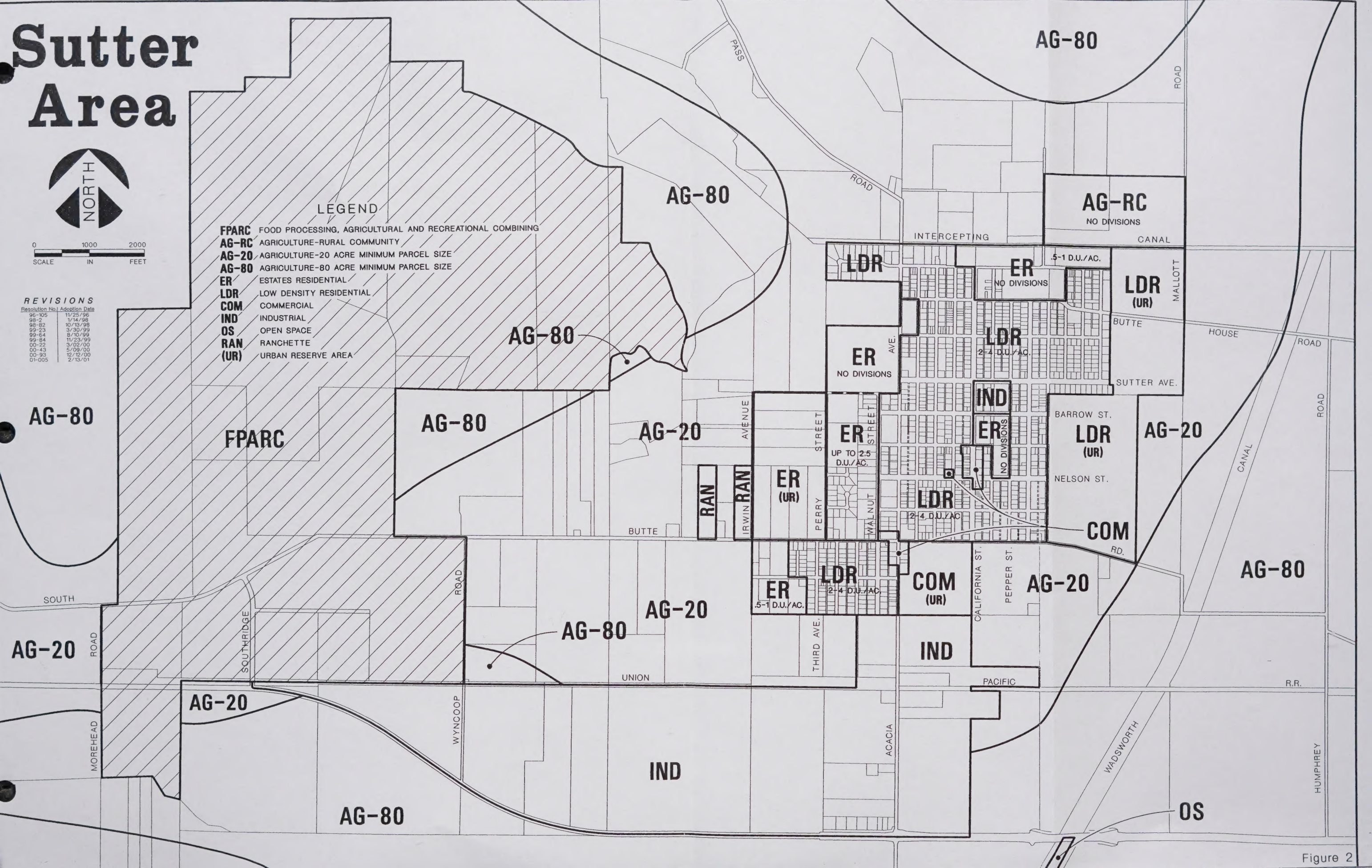


Figure 2

Water Area



1952

17-40

15-40

1941

18-40

19-40

19-40

19-40

TABLE 11

MAXIMUM HOLDING CAPACITY FOR THE RURAL COMMUNITY OF MERIDIAN

Land Use Designation	Acres ¹	Minimum Lot Area in Acres	Dwelling Units (du) Per Acre		MAX FAR	Potential Lots ²	Total Potential Units		Potential Square Feet
			Min.	Max.			@ min du/ac	@ max du/ac	
Agriculture Rural Community	18	2.5	One du per lot		.8 ³	7	7	7	N/A
Estates Residential	43.7	.33	.5	3	.2	115 ⁴	21	131	N/A
High Density Residential	1.3	.115	25	45	.8	9 ⁵	32	58	N/A
Commercial	4	.115	0	0	.5	27 ⁵	N/A	N/A	69,696
Industrial	13	.23	0	0	.8	45	N/A	N/A	362,419
Total	80					203	60	196	432,115

1. All acreage figures are gross.
2. This number represents the maximum number of lots that could result from development utilizing minimum lot area requirements and that are served with public sewer and water.
3. Non residential uses.
4. Represents maximum lot yield with a 12.5% infrastructure factor.
5. Represents maximum lot yield with a 20% infrastructure factor.

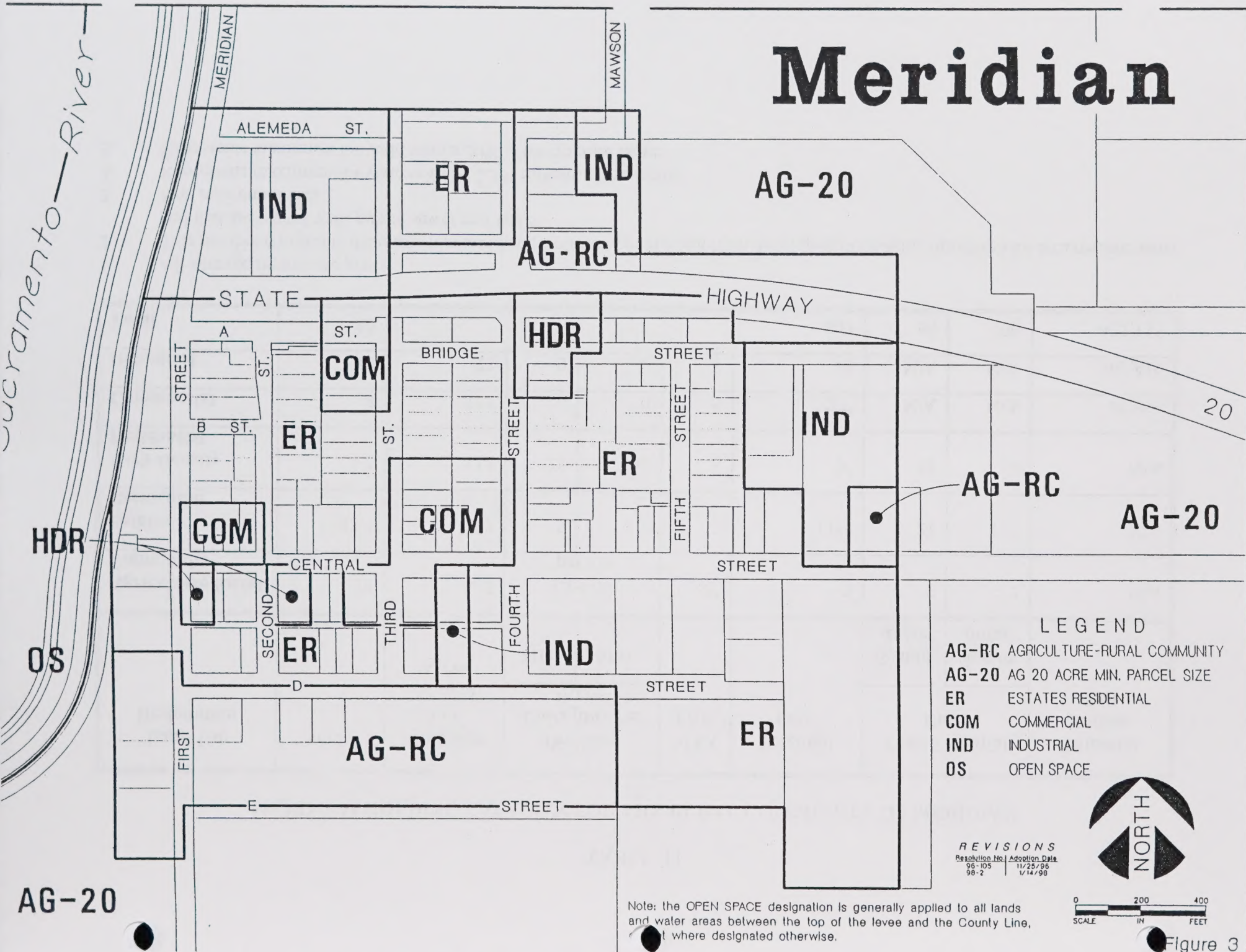


TABLE 12

MAXIMUM HOLDING CAPACITY FOR THE RURAL COMMUNITY OF ROBBINS

Land Use Designation	Acres ¹	Minimum Lot Area in Acres	Dwelling Units (du) Per Acre		MAX FAR	Potential Lots ²	Total Potential Units		Potential Square Feet
			Min.	Max.			@ min du/ac	@ max du/ac	
Estates Residential	87	.33	.5	3	.2	230 ³	43	261	N/A
Commercial	3.8	.115	0	0	.5	26 ⁴	N/A	N/A	66,211
Industrial	109.6	.23	0	0	.8	381 ⁴	N/A	N/A	3,055,473
Total	200.4					637	43	261	3,121,684

1. All acreage figures are gross.
2. This number represents the maximum number of lots that could result from development utilizing minimum lot area requirements and that are served with public sewer and water.
3. Represents maximum lot yield with a 12.5% infrastructure factor.
4. Represents maximum lot yield with a 20% infrastructure factor.

TABLE 13

MAXIMUM HOLDING CAPACITY FOR THE RURAL COMMUNITY OF NICOLAUS

Land Use Designation	Acres ¹	Minimum Lot Area in Acres	Dwelling Units (du) Per Acre		MAX FAR	Potential Lots ²	Total Potential Units		Potential Square Feet
			Min.	Max.			@ min du/ac	@ max du/ac	
Agriculture Rural Community	28	2.5	One du Per Lot		.8 ³	11	11	11	N/A
Estates Residential	16	.33	.5	3	.2	42 ⁴	8	48	N/A
Commercial	2	.115	0	0	.5	13 ⁵	N/A	N/A	34,848
Total	46					66	19	59	34,848

1. All acreage figures are gross.
2. This number represents the maximum number of lots that could result from development utilizing minimum lot area requirements and that are served with public sewer and water.
3. Non residential uses.
4. Represents maximum lot yield with a 12.5% infrastructure factor.
5. Represents maximum lot yield with a 20% infrastructure factor.

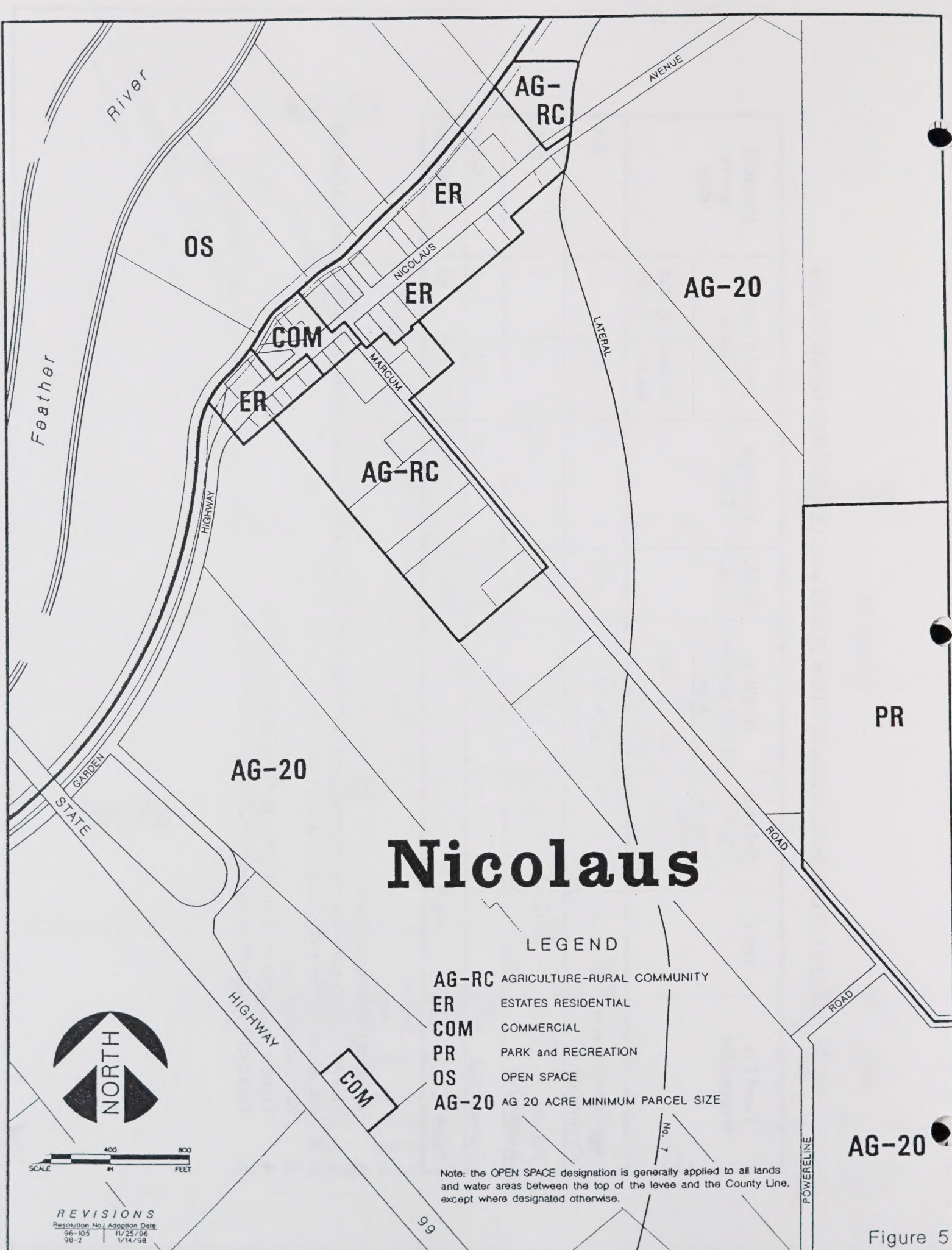
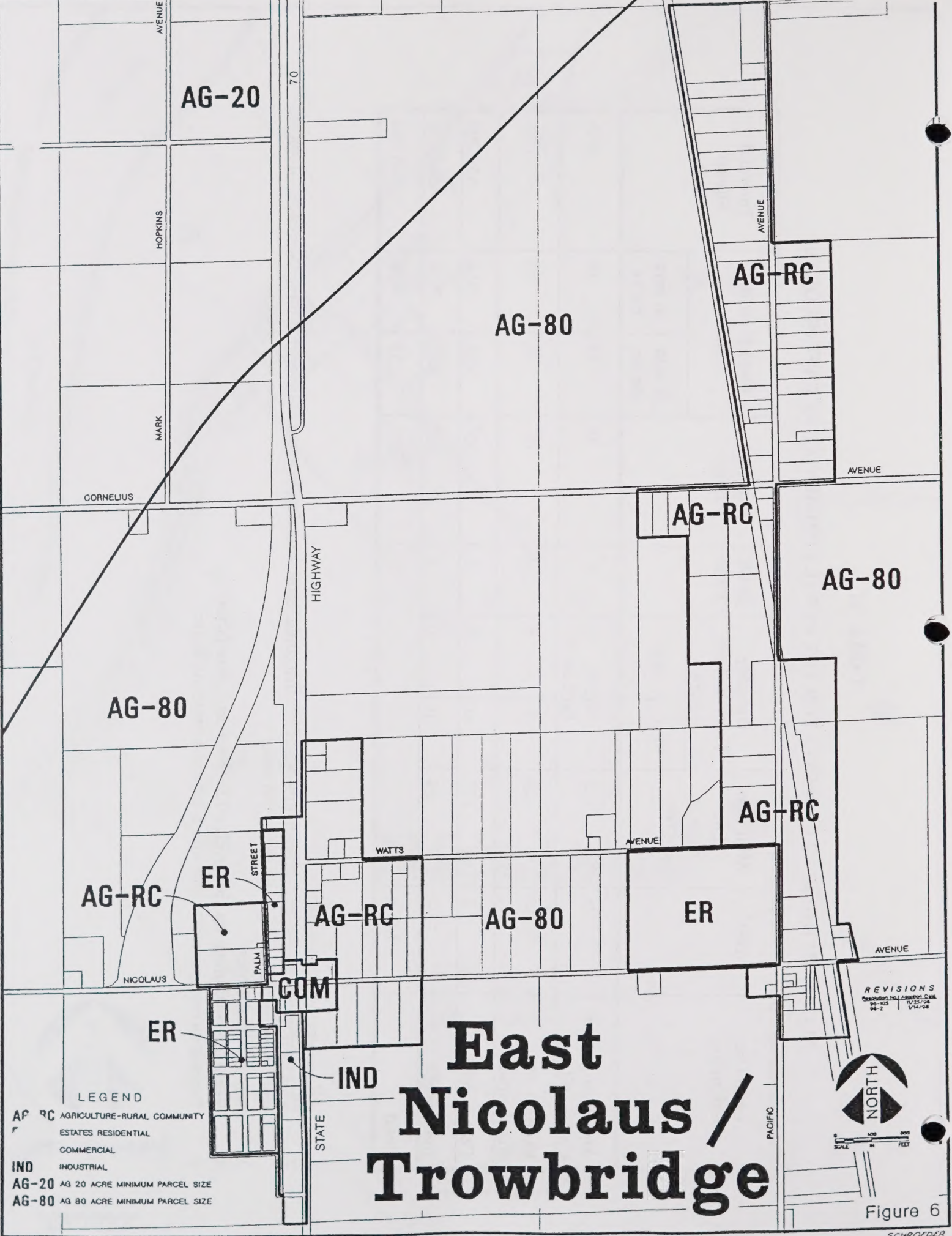


TABLE 14

MAXIMUM HOLDING CAPACITY FOR THE RURAL COMMUNITY OF EAST NICOLAUS

Land Use Designation	Acres ¹	Minimum Lot Area in Acres	Dwelling Units (du) Per Acre		MAX FAR	Potential Lots ²	Total Potential Units		Potential Square Feet
			Min.	Max.			@ min du/ac	@ max du/ac	
Agriculture Rural Community	95	2.5	One du Per Lot		.8 ³	38	38	38	N/A
Estates Residential	30	.33	.5	3	.2	79 ⁴	15	90	N/A
Commercial	8	.115	0	0	.5	55 ⁵	N/A	N/A	139,392
Industrial	12.4	.23	0	0	.8	43 ⁵	N/A	N/A	345,692
Total	145.4					215	53	128	485,084

1. All acreage figures are gross.
2. This number represents the maximum number of lots that could result from development utilizing minimum lot area requirements and that are served with public sewer and water.
3. Non residential uses.
4. Represents maximum lot yield with a 12.5% infrastructure factor.
5. Represents maximum lot yield with a 20% infrastructure factor.



LEGEND

AG-RC AGRICULTURE-RURAL COMMUNITY
ESTATES RESIDENTIAL
COMMERCIAL

IND INDUSTRIAL

AG-20 AG 20 ACRE MINIMUM PARCEL SIZE
AG-80 AG 80 ACRE MINIMUM PARCEL SIZE

REVISIONS
Revisions to the General Plan
98-103 10/25/04
98-2 1/14/04



Figure 6

SCHROEDER

TABLE 15

MAXIMUM HOLDING CAPACITY FOR THE RURAL COMMUNITY OF TROWBRIDGE

Land Use Designation	Acres ¹	Minimum Lot Area in Acres	Dwelling Units (du) Per Acre		MAX FAR	Potential Lots ²	Total Potential Units		Potential Square Feet
			Min.	Max.			@ min du/ac	@ max du/ac	
Estates Residential	49.5	.33	.5	3	.2	131 ⁴	24	148	N/A
Agriculture Rural Community	168.5	2.5	One du Per Lot		.8 ³	67	67	67	N/A
Total	218					198	91	215	N/A

1. All acreage figures are gross.
2. This number represents the maximum number of lots that could result from development utilizing minimum lot area requirements and that are served with public sewer and water.
3. Non residential uses.
4. Represents maximum lot yield with a 12.5% infrastructure factor.

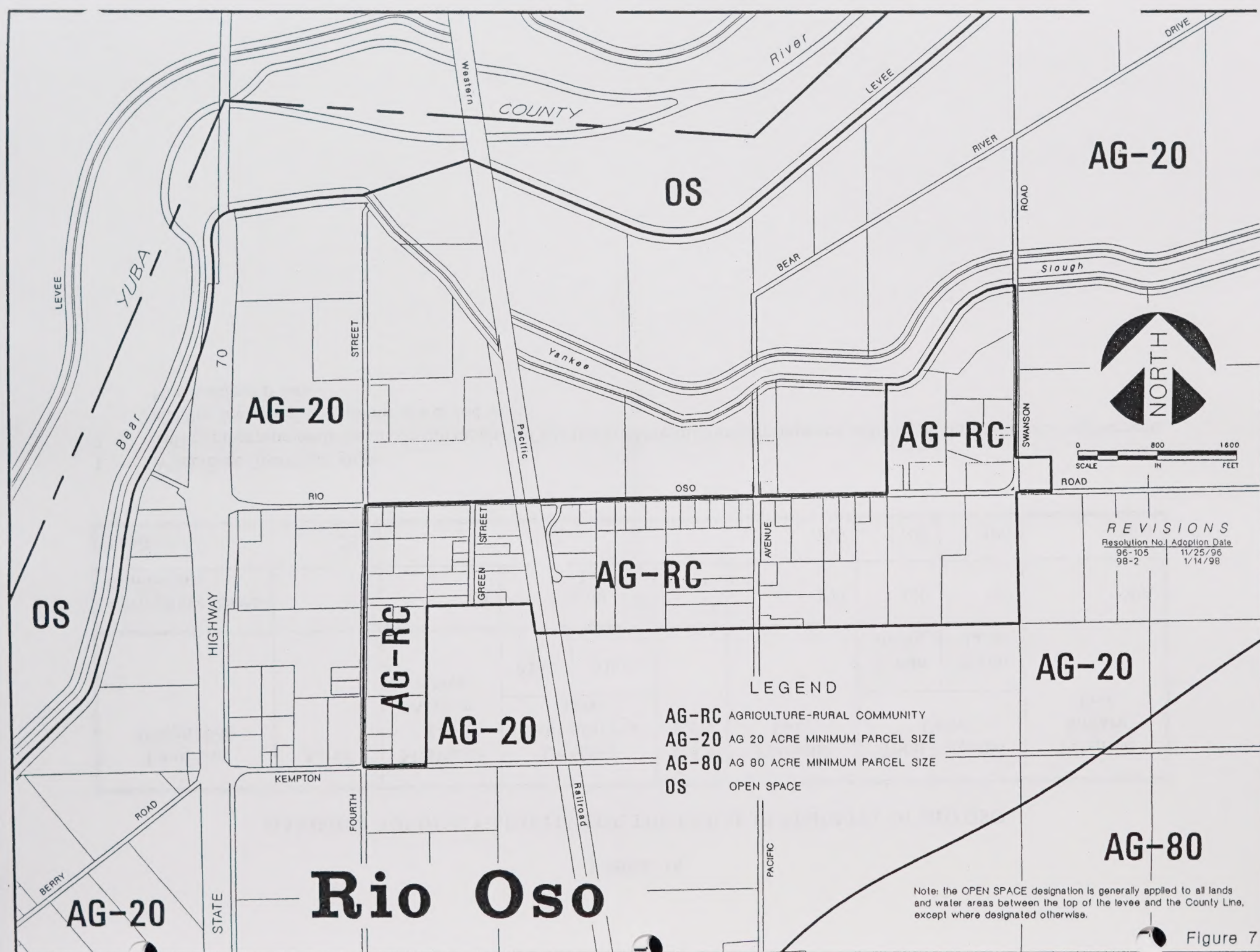
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TABLE 16

MAXIMUM HOLDING CAPACITY FOR THE RURAL COMMUNITY OF RIO OSO

Land Use Designation	Acres ¹	Minimum Lot Area in Acres	Dwelling Units (du) Per Acre		MAX FAR	Potential Lots ²	Total Potential Units		Potential Square Feet
			Min.	Max.			@ min du/ac	@ max du/ac	
Agriculture Rural Community	252	2.5	One du Per Lot		.8 ³	100	100	100	N/A
Total	252					100	100	100	N/A

1. All acreage figures are gross.
2. This number represents the maximum number of lots that could result from development utilizing minimum lot area requirements and that are served with public sewer and water.
3. Non residential uses.



FPARC Area Plan

Measure A (1982)

On November 2, 1982 the voters of Sutter County approved a ballot initiative, designated as Measure A, which amended the Sutter County General Plan and added a chapter to the County Zoning Code creating a Food Processing, Agricultural and Recreation Combining District. Measure A currently applies to approximately 1800 acres located at the base of the Sutter Buttes, north of Highway 20 and east of Morehead Road (see the General Plan Map). The following text identifies specific amendments to the Sutter County General Plan resulting from approval of Measure A.

"The General Plan of the County of Sutter is amended as follows:

A. Statement of Additional Policies, Goals and Principals.

1. Food Processing Facilities

(a) It is in the public interest to support and enhance the agricultural economy, add to the industrial base of and enhance the employment opportunities within the County of Sutter, provide for more efficient transportation of agricultural products, conserve fossil fuel, provide for the recycling and reclamation of water resources, provide for the utilization of food processing, agricultural and other wastes and by-products for the production of energy and other useful products, by establishing food processing plants outside urban centers.

(b) It is desirable to encourage development of food processing plants in areas convenient to the lands on which production occurs. Shipping food products in a finished or semi-finished condition is more efficient than shipment in the raw condition.

(c) Certain types of food processing plants operate only during the harvest season and lie idle for substantial portions of the year. As a result, they do not constitute an intense industrial use. The high cost of industrial land in urban areas thus tends to make food processing plants uneconomic in urban centers.

(d) During periods of operation, food processing plants generate substantial truck and other motor vehicle traffic. The General Plan for the Yuba City area establishes that most of the main transportation arteries in that area are operating near or at capacity. The General Plan recites the need to improve the road system, using the state highways as main arteries. No funds are available for major improvement of the roads and with the adoption of Proposition 13 and the current policies of the federal government, there is no available source of funds for major transportation improvements. Therefore, it is desirable to establish food processing plants adjacent to state highways outside urban center areas.

(e) Certain types of food processing plants may generate substantial quantities of process wastewater readily adaptable to reclamation. Such large quantities place undue demands upon municipal sewage disposal systems. The General Plan for the Yuba City area recites that there is no available industrial sewage disposal capacity in the city due to the heavy load already imposed upon those facilities by food processing industries. Given the lack of available sewage capacity in urban centers, food processing plants should be established outside urban centers where the process wastewater can be reclaimed by use for irrigation purposes on agricultural or recreational open space lands.

(f) Food processing plants may be efficiently operated in conjunction with facilities for generation of energy from processing, agricultural and other waste. Such facilities can provide a source of energy for the food processing industry, and for other purposes which do not require the consumption of scarce and expensive fossil fuels.

(g) To the extent that the General Plan of the County of Sutter has heretofore declared a goal of concentrating all food processing type projects within urban centers, that goal has been superseded by the foregoing overriding policies and considerations and has also been rendered obsolete by fiscal constraints which have made it difficult, if not impossible, to encourage such food processing and associated facilities and, at the same time, to provide for their concentration in urban centers in an acceptable way.

Conclusion:

It is in the public interest of the citizens of the County of Sutter to provide for the establishment of food processing plants (i) outside of urban centers (ii) on lands not otherwise suitable in all respects for highest-quality agricultural production (iii) with access to state highway and railroad service (iv) under conditions where process wastewater may be reclaimed for irrigation of agricultural and open space lands, and (v) such plants may be operated in conjunction with facilities for generation of energy for agricultural and other uses.

2. Conservation and Open Space

(a) The Conservation and Open Space Element of the General Plan of the County of Sutter contemplates that recreational and open space areas are to be acquired for public use through direct acquisition using local revenues and, where appropriate, state and federal acquisition funding. The fiscal constraints imposed by Proposition 13 directly upon local government and indirectly through elimination of the state surplus, together with drastic federal cutbacks, have eliminated this implementation technique as a viable option. Recreation and open space objectives identified in the Conservation and Open Space Element of the Sutter County General Plan are nonetheless desirable. Under current fiscal constraints, they can best be achieved through acquisition of open space easements and other public rights in connection with landowner development applications.

(b) *Easements and other public rights to essential recreational and open space resources can be obtained as conditions upon and in connection with development approvals. Requiring set-asides of open space and provision of recreational areas in connection with development increases and enhances public access to open space and recreational areas.*

(c) *The Conservation and Open Space Element of the General Plan of the County of Sutter seeks to encourage the reclamation and reuse of resources. Water reclamation in connection with food processing and other uses and the utilization of processing, agricultural and other wastes to produce energy and other useful products are two desirable objectives which should be encouraged.*

Conclusion:

It is in the public interest of the citizens of the County of Sutter to facilitate the acquisition of easements and other public rights to open space and recreational areas and the construction of recreational facilities outside of urban centers on lands not otherwise suitable in all respects for highest-quality agricultural production, in conjunction with food processing plants integrated with and providing the economic basis for such easements and other public rights.

B. Changes in General Plan

1. Map Designations

(a) *To carry out the foregoing policies, goals and principles, the General Plan of the County of Sutter is amended. The lands identified on the map below are hereby designated as suitable for carrying out the foregoing policies, goals and principles to establish mixed food processing, agricultural, recreational and open space uses. The lands so identified (i) are not suitable in all respects for highest-quality agricultural production, (ii) are outside of urban centers, (iii) are served by state highways and railroad services, and (iv) are suitable and desirable for development of a type which will serve the purposes above stated.*

2. Text Provisions

(a) *Any and all provisions of the Sutter County General Plan which are inconsistent with the designation in the preceding paragraph as to the lands on said map are hereby amended to conform fully to said designation. Such inconsistent provisions have been superseded by the foregoing policies, goals, and principles and have been made unworkable by the passage of Proposition 13 and the direct fiscal constraints imposed thereby, as well as the indirect constraints imposed by exhaustion of the state surplus and the policies of the federal government which have substantially eliminated federal grant programs as a fiscal resources for open space and recreational acquisition programs.*

(b) *Concentration of all development in the urban center is no longer a feasible development objective since it is dependent upon creation of public infrastructure for which there is no longer adequate fiscal capability. Creation of food processing plants in a rural environment, not on highest-quality agricultural land, provides a desirable vehicle for carrying out the goals of the Sutter County General Plan to provide for food processing, enhancement of the industrial base and employment opportunities, reclamation of water resources, conservation of scarce energy resources, and provision of open space and recreational areas."*

South Sutter County Industrial/Commercial Reserve

General Description

As part of the land use alternative selection process, the Board directed staff to analyze 10,500 acres of industrial and commercial land uses in the South County area. Upon completion of this analysis, the Board then decided to allow up to 3,500 acres of industrial and commercial development in the South County area. In addition, the Board expressed their interest in maintaining the original "100 Year Vision" by creating an "Industrial-Commercial Reserve" (I-C Reserve) for the entire 10,500 acres.

The I-C Reserve does not specifically identify the location of the 3,500 acres allowed for development. It does allow development that is consistent with the General Plan and General Plan EIR to locate anywhere within the 10,500 acre I-C Reserve area. The I-C Reserve maintains maximum flexibility as to where development can occur within the 10,500 acres while at the same time setting a maximum intensity of development (3,500 acres) for the South County area. This approach allows marketplace realities to direct development patterns. However, each development project will be considered by the County upon its consistency with adopted policies and development standards.

The I-C Reserve concept will require landowners to conduct additional technical studies as part of the subsequent development application process. The additional technical studies will primarily be site specific in nature and most likely used as part of a Mitigated Negative Declaration. Once 3,500 acres of development is built out, extensive environmental analysis (EIR) will be required before subsequent development can occur.

It was determined that development within the Industrial-Commercial Reserve is intended to reflect a ratio of 85% Industrial land use to 15% Commercial. The I-C Reserve will also allow for specialty commercial-recreational uses, such as racing facilities, amusement parks or other outdoor recreation oriented uses. Permitted uses within the I-C Reserve designation may include those allowed under the Industrial and Commercial land use designations, or the County may restrict certain uses as determined appropriate.

Subsequent Project Processing

Any project proposed within the I-C Reserve designation which does not cumulatively or individually exceed the 3,500 acre threshold, and which demonstrates consistency with all other elements of the General Plan, may be processed as consistent with the General Plan and **would not** require a General Plan Amendment (GPA). Such projects **will** require a rezone of the subject parcel and subsequent technical studies to identify project-specific impacts and facility improvements required to support the development, and demonstrate project consistency with the General Plan. This review is anticipated to consist of mitigated negative declarations or other tools available through the CEQA process which are intended to expedite application review.

Any proposal which exceeds the 3,500 acre threshold, or is located outside of the I-C Reserve boundaries, will require a GPA and all related actions, approvals and additional environmental review.

Finding

- 9b. Large scale industrial and commercial development is appropriate in South Sutter County because of the area's proximity to major transportation corridors, metropolitan areas, and the Sacramento International Airport.

Goal

- 9.c To facilitate well planned large scale industrial and commercial development in South Sutter County.

Policies

- 9.C-1 The County shall establish an I-C Reserve designation in the South County and will allow up to 3,500 acres of non-residential development consistent with the goals and policies of the General Plan and mitigation measures of the General Plan EIR. Any project proposed within the I-C Reserve which does not cumulatively or individually exceed the 3,500 acre threshold, and which demonstrates consistency with all other elements of the General Plan, may be processed as consistent with the General Plan and will not require a General Plan Amendment (GPA). Projects that individually or cumulatively exceed the 3,500 acre threshold shall require a GPA and conduct an appropriate environmental analysis.
- 9.C-2 The County shall strive to maintain development ratios within the I-C Reserve of 85% to 15% split of Industrial to Commercial land use. Specialty commercial-recreational oriented uses, examples of which include, but are not limited to, racing facilities, amusement parks, or other outdoor recreational oriented uses are deemed to be appropriate uses within the I-C Reserve area and are not subject to the above ratios.

- 9.C-3 The County shall require that infrastructure planning be done in a coordinated fashion and project proponents must demonstrate how the development provides sufficient facilities to meet County standards and that the development of the project will not adversely impact future developers in the area.
- 9.C-4 The County's existing agricultural 20/80 policies shall apply and be utilized to determine allowable uses and parcel sizes until such time that an application has been approved for industrial and/or commercial uses in the I-C Reserve area.
- 9.C-5 The County shall consider development applications in the I-C Reserve area and base its decisions on, but not limited to, information contained in the following:
1. A completed Rezone application identifying all proposed uses on the site.
 2. A Design Review application complying with established design and development standards.
 3. Findings that the project is consistent with applicable General Plan policies and the General Plan EIR mitigation measures.
 4. Findings that the infrastructure is adequately provided for within the project boundaries and is properly coordinated with adjacent lands.
- 9.C-6 The County should encourage contiguous development patterns within the I-C Reserve as a priority.

Implementation Measure

- 9.1 The County shall establish written infrastructure guidelines in coordination with the standards provided by Implementation Program 3.4.

Responsibility: Public Works Department
 Community Services Department

APPENDIX A

POLICY DOCUMENT GLOSSARY

Affordable Housing - Housing capable of being purchased or rented by a household with very low, low, or moderate income. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing, including utilities.

Agricultural Buildings - A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products.

Agricultural Employee - Any person involved in the production of food or fiber; agricultural equipment operation or maintenance; production or caretaking of active farming or ranching operations.

Area Plans - A geographically-specific element of the Sutter County General Plan.

A-weighted Level - The sound level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

Best Management Practices (BMP) - Any program, technology, process, siting criteria, operating method, measure or device which controls, prevents, removes, or reduces storm water pollution. The most effective, or "best" techniques are applied to each specific circumstance depending on the pollution problem, physical, and geopolitical setting.

Buffer - Areas, bands of land, or physical barriers that serve to separate and reduce conflicts between inherently or potentially incompatible land uses, such as residential areas and areas of intensive agriculture.

California Environmental Quality Act (CEQA) - A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Capital Improvement Program (CIP) - A plan, adopted by a city or county, that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.

CNEL - Community Noise Equivalent Level; A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Congestion Management Plan (CMP) - A plan, required by law to be adopted by cities and counties, to control and/or reduce the cumulative regional traffic impacts of development. The plan can include growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming.

dB (Decibel) - Logarithmic decibel scale which is a measure of loudness measured by pressure fluctuations caused by sound waves.

Development - The physical alteration of land by humans. Development includes: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Development does not include routine repair and maintenance activities.

Fire Hazard Area - An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Floor-Area Ratio (FAR) - The ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet or building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Goal - An ultimate achievement toward which effort is directed. Goal statements are often not quantifiable.

Graywater - Untreated household waste water which has not come into contact with toilet waste. Graywater includes used water from bathtubs, showers, bathroom wash basins, and water from clothes washing machines and laundry tubs. It does not include waste water from kitchen sinks, dishwashers or laundry water from soiled diapers.

Homesite Parcel - A parcel of land separated from the parent agricultural parcel up to 2 acres in size (size waiver may be granted if necessary for sewage disposal, not to exceed 5 acres) to provide for the separation of an existing home or the construction or financing of a home.

Implementation Program - An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action, a time frame for its accomplishment, and funding source(s), if applicable.

Industrial/Commercial Reserve (IC-Reserve) - Industrial/Commercial Reserve is an overlay designation applied to a 10,500 acre area designated primarily AG-80 and AG-20 in South Sutter County. This area shall retain its underlying land use designations in the interim as a guide for permitted uses, lot sizes and activities until such time as a rezone and development application and necessary public facilities are approved by the County and/or available. A maximum of 3,500 acres of industrial and commercial development has been evaluated and programmed for the 20 year time frame associated with the 1996 General Plan. Additional detailed environmental review must be completed before development can occur on any land which exceeds the 3,500 acre threshold.

Infill Development - Development that occurs within the identified boundaries of a city, rural community or planned urban/suburban development area.

Intermediate Regional Flood - 100-year floodplain; area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

L_{dn} - Day - night average level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

L_{eq} - Equivalent energy level. The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

Level of Service (LOS) Standards - A standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility.

Level of Service (traffic) - A scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

- | | |
|---------------------------|---|
| Level of Service A | Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed. |
| Level of Service B | Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle. |
| Level of Service C | Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasionally backups on critical approaches. |

Level of Service D Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Local Agency Formation Commission (LAFCO) - A seven member commission in Sutter County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Lot - A parcel or portion of land established for purposes of sale, lease, finance, division of interest or separate use, separated from other lands by description for a final or parcel map and conforms to the Sutter County Zoning Code and General Plan.

Mining - The excavation of earthen material to recover ores, aggregates, gravels, sands, precious stones or metals, coal or other natural mineral deposit.

Mixed Use Development - A development project that includes a combination of commercial, industrial and residential land uses.

Net Acreage - The developable area of a lot or parcel, excluding streets and rights of way.

New Lots - Lots that are created through the parcel map or subdivision map process.

Noise Sensitive Areas - Land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt the activity. Noise sensitive uses include residential uses, theaters, auditoriums, music halls, meeting halls, churches, hospitals, nursing homes and other similar uses.

Open Space - Any parcel of land or water which is essentially unimproved and is subject to one or more of the following conditions: areas containing significant vegetation and/or wildlife resources; areas of identified public hazards; and/or areas of mineral resource production.

Policy - A specific statement in text or diagram that forms the basis for making decisions.

Principal Dwelling - A single family detached dwelling that generally is established first and is the largest dwelling on a lot.

Public Wastewater System - A common sewer system directly controlled by a public authority or operating under waste discharge requirements from the Central Valley Regional Water Quality Control Board.

Riparian Habitat - Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Rural - Areas designated Rural Residential or other locations generally characterized by agricultural, woodland, open space, and very low density residential development (e.g., less than one dwelling unit per acre).

Rural Communities - Those communities identified in Section 9 of this Policy Document.

Self-Contained Community - An urban/suburban density development project located outside of existing city spheres of influence and away from rural communities. This type of development generally contains both residential and commercial or industrial uses, and recreational amenities and provides or contracts independently for all urban services and facilities.

Specific Plan - A state-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Special Flood Hazard Area - An area having special flood or flood-related erosion hazards, and shown on a FHBM or FIRM as Zone A, AO, A1-A30, AE, A99 or AH.

Sphere of Influence (SOI) - The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Standard - A specific, often-quantified guideline incorporated in a policy or implementation program defining the relationship between two or more variables. Standards often translate directly into regulatory controls.

Streambed Environment Zone - Generally, an area which owes its biological and physical characteristics to the presence of surface or ground water.

Strip Development - A development pattern characterized by the application of a singular land use type or classification on both sides of a roadway extending inward for half a block or more. The most common example would be ribbons of extensive commercial development along highly traveled roadways with multiple individual driveways and contiguous blocks of commercial development.

Suburban - Areas designated Estates Residential or other locations generally characterized by low density residential development (e.g., .5 to 8 dwelling units per acre) and limited commercial uses.

Surface Water - Water on the earth's surface, as distinguished from subterranean water, typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Urban - Areas generally characterized by moderate and higher density residential development (e.g., 8 or more dwelling units per acre), commercial development, and industrial development.

Urban Reserve (UR) - Urban Reserve is an overlay designation applied to an area evaluated and determined to be appropriate for urban or suburban development once needed public facilities are available. These areas retain the previous agricultural land uses in the interim as a guide for permitted uses, lot sizes, and activities until such time as the identified necessary public facilities are available to serve urban or suburban densities.

Urban Sprawl - Urban development that occurs in an unplanned, haphazard manner and typically results in a development pattern that does not occur adjacent to existing urban development. New independent methods of providing services are often utilized rather than relying on the orderly extension of established services and facilities.

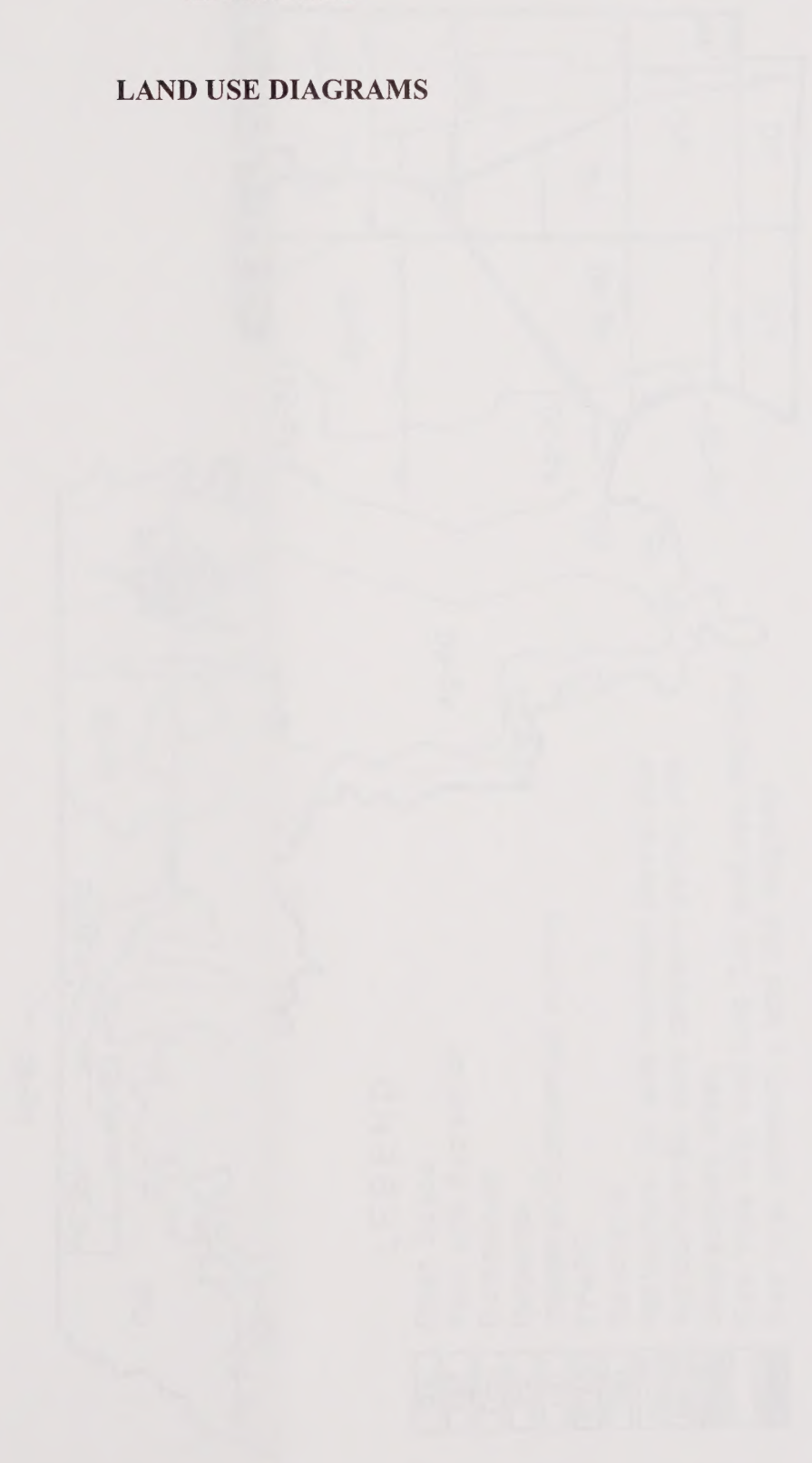
Vernal Pools - Basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Wetlands - Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils".

Wetland Mitigation Bank - A program designed to mitigate impacts to wetlands by identifying wetland areas that would be restored or enhanced and preserved as "banks" for which "credits" would be available to compensate for loss of wetlands associated with planned development activities. Wetlands "banks" provide for consolidated and efficient management of wetlands areas to mitigate the loss of numerous incremental wetland losses in areas where avoidance or preservation is not feasible.

APPENDIX B

LAND USE DIAGRAMS



SUTTER COUNTY

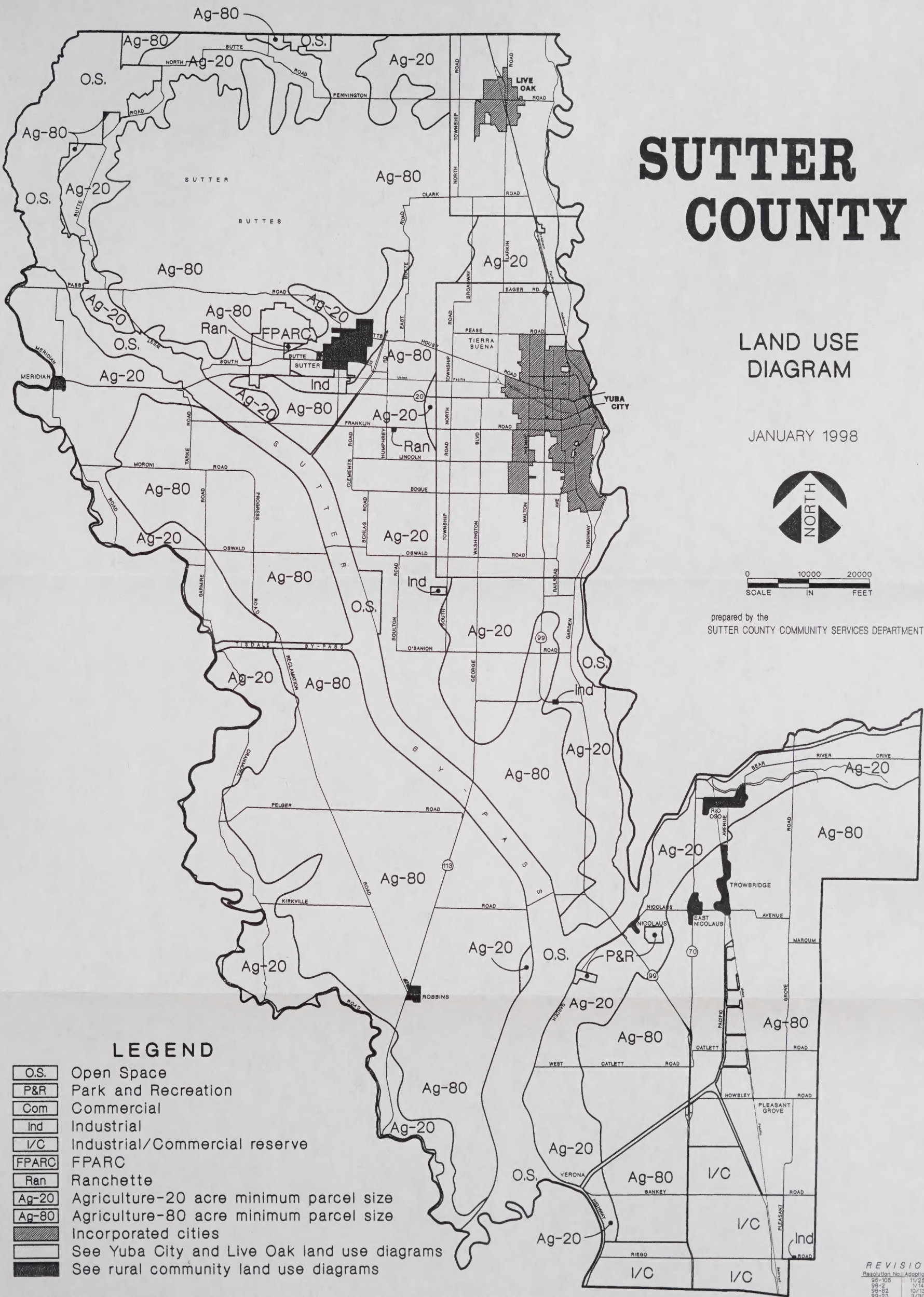
LAND USE DIAGRAM

JANUARY 1998



0 10000 20000
SCALE IN FEET

prepared by the
SUTTER COUNTY COMMUNITY SERVICES DEPARTMENT

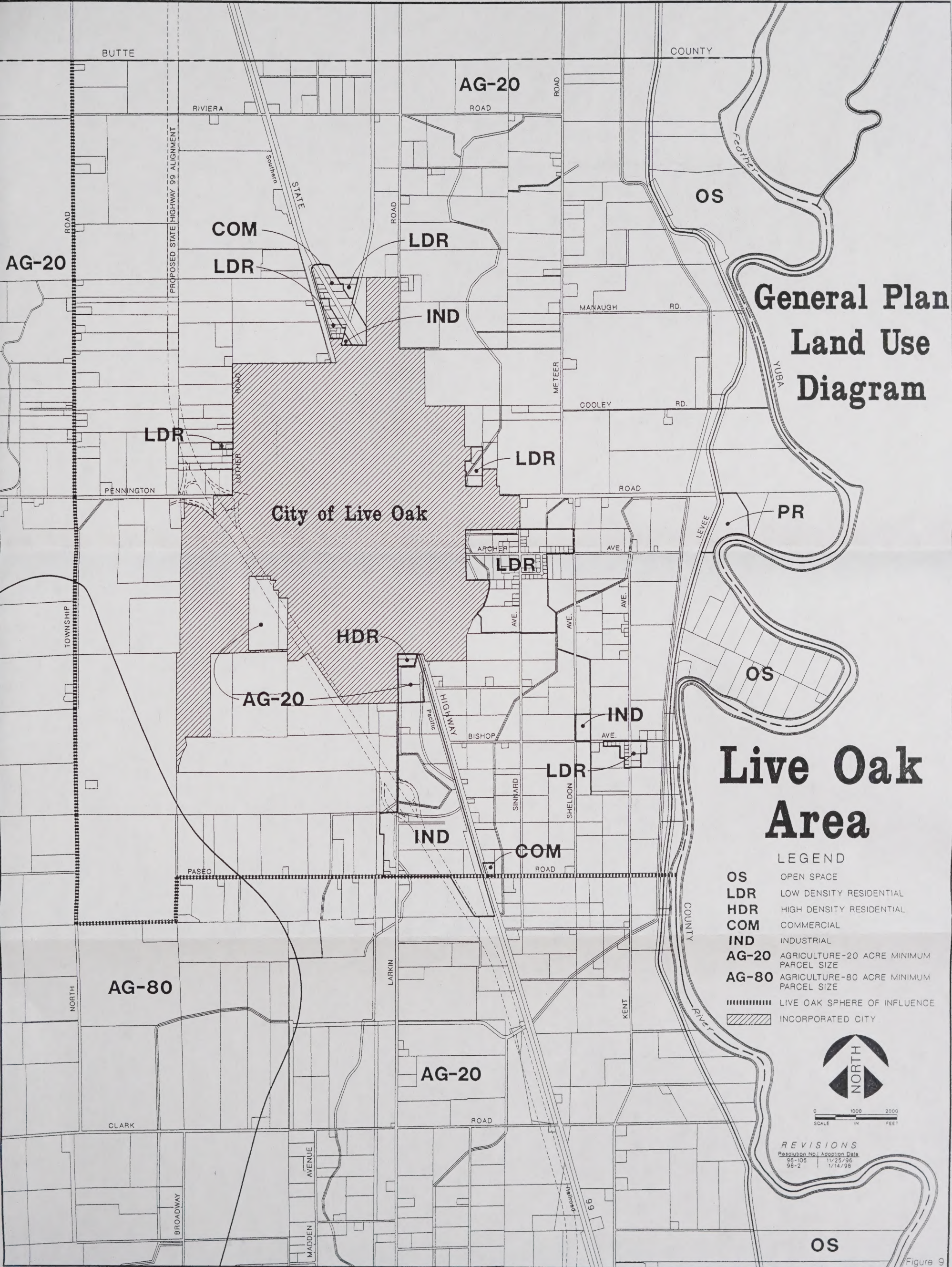


LEGEND

- O.S. Open Space
- P&R Park and Recreation
- Com Commercial
- Ind Industrial
- I/C Industrial/Commercial reserve
- FPARC FPARC
- Ran Ranchette
- Ag-20 Agriculture-20 acre minimum parcel size
- Ag-80 Agriculture-80 acre minimum parcel size
- Incorporated cities
- See Yuba City and Live Oak land use diagrams
- See rural community land use diagrams

NOTES: Due to the scale of this map, many areas, including the rural communities, are depicted on other maps within the General Plan document.
The OPEN SPACE designation is generally applied to all lands and water areas between the top of the levee and the County Line, except where designated otherwise.

REVISIONS	
Resolution No.	Adoption Date
96-105	11/25/96
98-2	1/14/98
98-82	10/13/98
99-23	3/30/99
99-64	8/10/99
99-84	11/23/99
00-22	3/02/00
00-43	5/08/00
00-93	12/12/00
01-005	2/13/01



SUTTER COUNTY

YUBA CITY URBAN AREA

GENERAL PLAN LAND USE DIAGRAM

RAN
ER
LDR
MDR
HDR
COM
IND
AG-20
AG-80
OS
PR
Levees
Sphere of Influence
Yuba City

Ranchette
Estates Residential
Low Density Residential
Medium Density Residential
High Density Residential
Commercial
Industrial
Agriculture--20 Ac. Min. Parcel
Agriculture--80 Ac. Min. Parcel
Open Space
Park and Recreation
Levees
Sphere of Influence
Yuba City

0 800 1,600 3,200 4,800 6,400 Feet

REVISIONS	
Resolution No.	Adoption Date
96-105	11/25/96
98-02	1/14/98
98-82	10/13/98
99-23	3/30/99
99-64	8/10/99
00-43	5/9/00
00-93	12/12/00
01-005	2/13/01
01-084	11/6/01
02-006	1/8/02
02-061	7/2/02
03-003	1/14/03
03-019	4/1/03
03-053	8/26/03

prepared by
 SUTTER COUNTY COMMUNITY SERVICES
 MAP AT
 C:\SUTTER_CO\GIS\PLANNING\PROJECTS\YUBA CITY URBAN GENERAL PLAN LAND USE DIAGRAM.mxd



Note: the OPEN SPACE designation is generally applied to all lands and water areas between the top of the levees and the Sutter County line, except where designated otherwise.

FIGURE 10

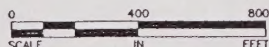
Note: the OPEN SPACE designation is generally applied to all lands and water areas between the top of the levee and the County Line, except where designated otherwise.

AG-20



REVISIONS

Resolution No.	Adoption Date
96-105	11/25/96
98-2	1/14/98



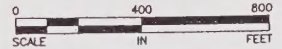
Lovey's Landing

LEGEND

- OS OPEN SPACE
- PR PARK and RECREATION
- AG-20 AG 20 ACRE MINIMUM PARCEL SIZE

Figure 11
Land Use Diagram - Detail Area

Tudor



REVISIONS	
Resolution No	Adoption Date
96-105	11/25/96
98-2	1/14/98

AG-80

AG-20

IND

99

AG-80

LEGEND

IND

INDUSTRIAL

AG-20

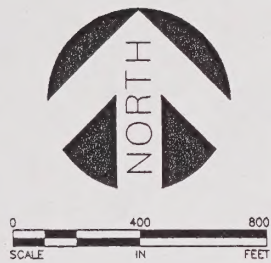
AG 20 ACRE MINIMUM PARCEL SIZE

AG-80

AG 80 ACRE MINIMUM PARCEL SIZE

Figure 12
Land Use Diagram - Detail Area

Tisdale



REVISIONS	
Resolution No.	Adoption Date
96-105	11/25/96
98-2	1/14/98

LEGEND

- OS OPEN SPACE
- PR PARK and RECREATION
- AG-20 AG 20, ACRE MINIMUM PARCEL SIZE

Note: the OPEN SPACE designation is generally applied to all lands and water areas between the top of the levee and the County Line, except where designated otherwise.

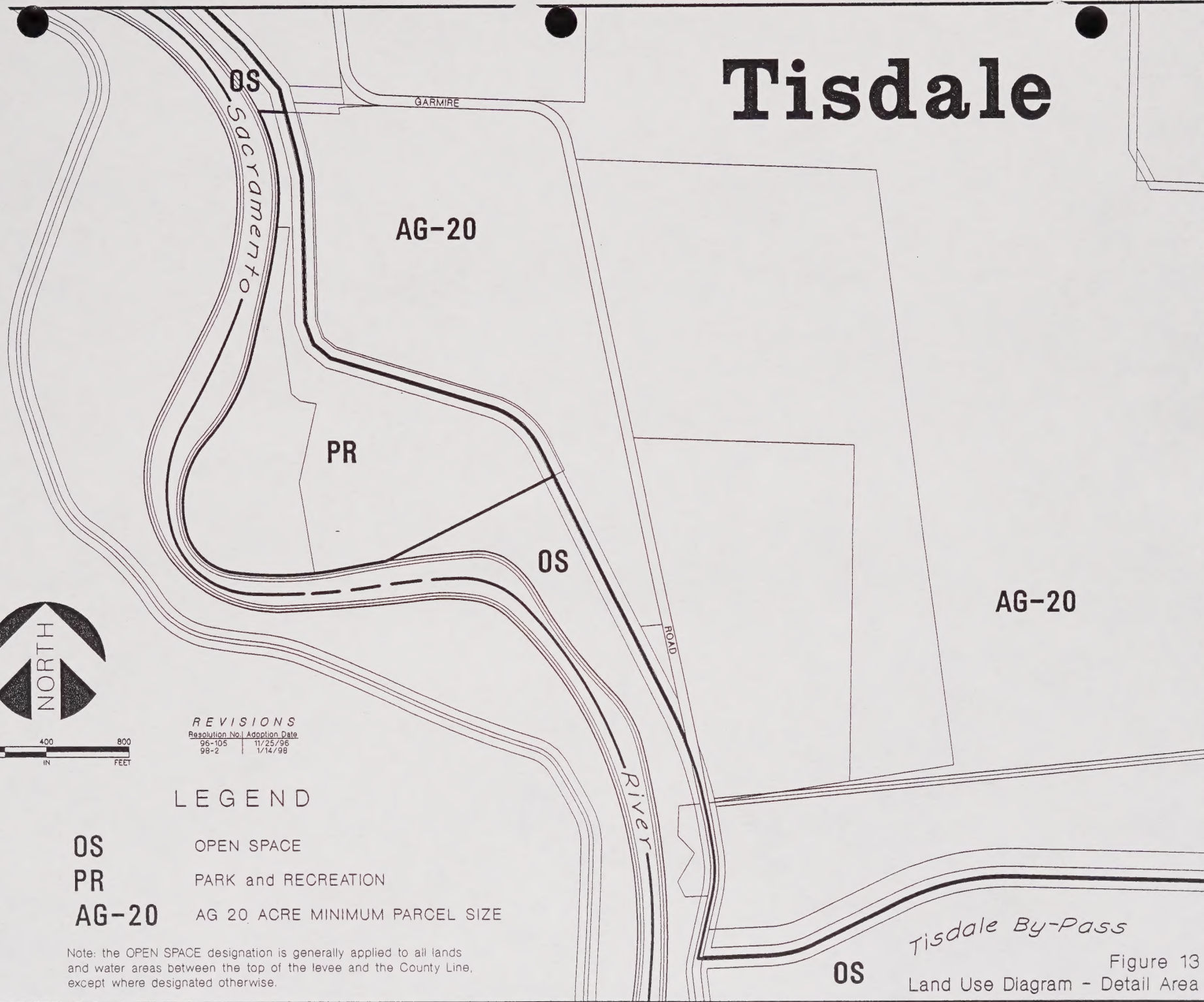


Figure 13
Land Use Diagram - Detail Area

OS

AG-20

AG-80

ER

COM/IND

REVISIONS

Resolution No.	Adoption Date
96-105	11/25/96
98-2	1/14/98

COM/IND

LDR

COM/IND

LDR

LDR

Rio Ramaza

LEGEND

OS

OPEN SPACE

ER

ESTATES RESIDENTIAL

LDR

LOW DENSITY RESIDENTIAL

AG-20

AG 20 ACRE MINIMUM PARCEL SIZE

AG-80

AG 80 ACRE MINIMUM PARCEL SIZE

COM/IND

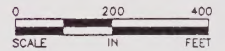
COMMERCIAL/INDUSTRIAL RESERVE

COM/IND

Note: the OPEN SPACE designation is generally applied to all lands and water areas between the top of the levee and the County Line, except where designated otherwise

Figure 14
Land Use Diagram - Detail Area

Lomo



REVISIONS

Resolution No.	Adoption Date
96-105	11/25/96
98-2	1/14/98

AG-20

COM

AG-20

IND

IND

ENCINAL

ROAD

66

LIVE OAK BLVD.

Railroad

LEGEND

COM

COMMERCIAL

IND

INDUSTRIAL

AG-20

AG 20 ACRE MINIMUM PARCEL SIZE

Figure 15
Land Use Diagram - Detail Area

00001



10-11

10-11

10-11

10-11

05-04

10-11

10-11

U.C. BERKELEY LIBRARIES



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